

CONSERVATION COMMISSION

**MINUTES
(Approved 2/24/16)**

FEBRUARY 10, 2016

**Present: A. Goetz, Vice Chairman
E. DiVirgilio (7:05), K. Watson, B. Dyer, J. Finnigan**

Absent: J. Wiley, R. Turner

Also Present: L. Hershey, Conservation Agent

Conservation Agent report given to members

This meeting is televised. Any additional information can be found on walpolemedia.tv

**PUBLIC HEARING
NOTICE OF INTENT
LAND DISTURBANCE PERMIT
ELM ST. #100
DEP# 315-1100**

Opened: 7:00

Mr. Goetz read the advertisement from the Walpole Times. Green cards were collected.

Mr. Goetz read board comments into the record

Plans were submitted entitled "TMC 100 Elm LLC 100 Elm Street Walpole Ma Existing Conditions Plan" dated 1/21/16

Mr. David Mackwell, Kelly Engineering was present representing the owners and applicants Lori Tambone and Michael Manzo. Mr. John Ankiewicz of An Ankiewicz Engineering was also present.

Mr. Mackwell stated a site visit was held on Saturday with some commission members. He stated there was confusion with the address listed as 100 Elm as there are two parcels involved. The advertisement was correct as the Town has the place registered as 100 Elm. Mr. Mackwell stated this filing is for both a Notice of Intent as well as a Land Disturbance permit as well under the stormwater and erosion control bylaw. He stated this property was purchased by the current owners in 2012 and it was determined afterwards that there is contamination on the property resulting from previous industrial uses. The project consists of approximately nine (9) acres bounded by Elm St., West St. and the MBTA station. The parcel under consideration is

approximately two (2) acres, and the proposal is to do environmental cleanup as they are targeting a redevelopment project in the future. The plan is to remove soils under the direction of a LSP, demolish a building and portion of another building, relocate and do minor utility work, and replace an existing drainage manhole. Mr. Mackwell stated that a portion of the work is within a resource area; the 200 ft. riverfront area and 100 ft. buffer zone to bank associated with the Neponset River. The work proposed is within areas that are developed with buildings and pavement. Temporary alteration to the riverfront will be needed to allow utility installation. Mr. Mackwell stated the team would like to collect as much information from the board this evening and provide what is necessary to obtain an Order of Conditions.

Licensed Site Professional, John Ankiewicz gave a brief history of issues with oil use on this property and the contaminated soils. He stated DEP has observed oils in the past and at one point had the owner close the site to do some limited soil removal. In this project oils and debris will be removed, and there will be a subsurface investigation and limited soil excavation. The action plan is to remove oil and contaminated soils

Ms. Hershey asked for details of erosion controls and is there will be the need for dewatering

Mr. Ankiewicz discussed completing test pits, removing the soils and stockpiling contaminated soils and hauling them offsite for recycling. Clean soils will be used for fill on the site. He discussed erosion controls including haybales. Mr. Ankiewicz also discussed they would need to dewater, and will use a vacuum truck first and if more management is needed they will bring in a storage tank and use pumps.

Ms. Hershey stated a rumble pad may be needed. She stated the stormwater bylaw requires the applicant to show how the disturbance is going to be handled, including during the removal of the buildings, dust control and other erosion controls, and how the site is left at the end

Mr. Mackwell stated they will provide a Stormwater pollution prevention plan and incorporate it with the LSP program so it is procedural. He also stated this project will stand on its own and not be tied into the future plan for this location. He will included demolition notes and cleanup detail on the plan

Ms. Hershey stated a long term plan is needed

The commission discussed the contamination on the site and are in favor of removal of it

Mr. Goetz asked whether anyone has explored what is under the old building and how they will handle it if chemicals are found there once it is torn down. He stated he doesn't blame anyone for how things were done in the past, but moving forward wants the best technology used in order to stop contamination to the river. He discussed the catch basin proposed to be put in next to the building and is concerned where the pipe goes. He discussed DEP standards that roof runoff be clean and infiltrate, but is unsure what kind of roof there is. He would like more information. Mr. Goetz is eager to see it all cleaned up and proper erosion controls

Ms. Hershey stated that the importance is it is a stable site. Another sheet to the plan should be created addressing concerns; the gravel area will be recharged, no more oily soil in the

groundwater and nothing will run into the river untreated. A sheet to the plan will show how they will put the site back together and stabilize it. Roof information will be given to the board with what materials it is made of. If it's not the standard of DEP it will need to be cleaned. Environmental information will also be submitted to the commission

Ms. Dyer made the motion to continue the Public Hearing until February 24, 2016 at 7:45
Mr. Finnigan seconded the motion
Vote: 5-0-0

OTHER BUSINESS

NORTHRIDGE FARM SUBDIVISION **DEP# 315-994**

Mr. Michael Viano was present to discuss a letter submitted in the office this morning, addressing a letter received by the Conservation Agent. As well as issues with the detention basins not draining correctly, Ms. Hershey discussed other special conditions within the Order that need to be addressed by the applicant. While reviewing the file Ms. Hershey discovered the Order of Conditions has expired as well

Mr. Viano discussed they were neglectful in requesting an extension for the Order and requested the commission extend the expired Order until September 2016.

Ms. Dyer made the motion to issue a one-year extension on Northridge Farm Subdivision
Mr. DiVirgilio seconded the motion
Vote: 5-0-0

MINUTES

JANUARY 27, 2016

Mr. DiVirgilio made the motion to approve the Minutes for January 27, 2016
Ms. Dyer seconded the motion
Vote: 4-0-1 (Mr. Finnigan abstained)

BOARD COMMENTS

Planning Board – 164 Pine ST. Scenic Rd. – The commission has no comment

Planning Board – Roscommon Subdivision – The commission will submit comments after the applicant comes before concom on 2/24/16 as the Planning Board does not meet until 3/3/16

The following correspondence was discussed and available for the board to review

- Eversource Energy

- Winter St. Parcel A

Ms. Watson made the motion to adjourn

Mr. DiVirgilio seconded the motion

Vote: 5-0-0

Meeting closed: 8:45