

**CONSERVATION
COMMISSION**



Town Hall

Room 212
135 School Street
Walpole, MA 02081
Phone (508) 660-7268
Fax (508) 668-2071

*Town of Walpole
Commonwealth of Massachusetts*

MINUTES
CONSERVATION COMMISSION
March 28, 2018
7:00 PM

This meeting was taped and will be available on walpolemedia.tv

Present: Jack Wiley (Chairman) Al Goetz (Vice Chairman) Betsey Dyer, Roger Turner and Emidio Di Virgilio, Jim Finnigan

Also present: Landis Hershey, Conservation Agent
Amy Messier, Board Secretary

The Conservation Agent Report dated March 28, 2018 was given to members.

Vice Chairman Al Goetz opened the meeting at 7:00 PM

7:00 PM

Notice of Intent, by Pulte Homes of New England, LLC, 767-777 East St. DEP#315-1148:

Wiley opened the hearing, Goetz recused himself from the hearing due to a conflict of interest. Wiley read Board comments which included comments from the Board of Health, engineering and a letter from the Hartshorn Village Condo Assoc. Present was Mark Mastriani of Pulte Homes of NE, Matt Leidner of Civil Design Group and Meredith Borenstein of SWCA Environmental Consultants. Mastriani explained to the Board that the proposed project is a redevelopment project for an AQV (186 units housed w/in 4 bldgs.) of a previously developed site that is currently occupied by the Walpole Woodworkers. The site has been delineated in the past and an area of wetlands restored. The wetlands were delineated again for this project, with insignificant changes compared to the previous delineation. The only work proposed in the resource areas is to remove an existing fence and to replace an existing culvert, alteration of 250 LF bank and then replacement of 350 LF of bank and temporary alteration of 825 s.f. of wetlands, and portions of the 25-foot no alteration will be revegetated under this plan. The proposed stormwater mgmt. plan will meet all applicable DEP and local stormwater standards, which will be peer reviewed by John Chessia, with the report set to be available by 4/20/18. Turner voiced his concerns about the nearby pond, and size of the pipe and peak flows regarding East St. drainage. Dyer asked about hazardous materials, and it was explained by the Applicant that the site will be fully cleaned before any work by the Walpole Woodworkers. Dyer also stated that snow storage and

removal should be shown on the plans, along with signage for no snow within the wetlands area. Wiley raised concern over the pipe under East St. regarding its state and functionality.

Wiley opened the hearing up for public comment, which included the following;

Carolyn Lawless of Hartshorn Village- concerns about underground water flooding Hartshorn Village

Anthony Renaldi of 783 East St.- flooding on his property

Due to further items that need to be addressed, Dyer made a motion to continue the hearing to April 25, 2018 at 7:35 PM, seconded by Finnigan, the motion carried 5-0-0 (Wiley, Dyer, Turner, Di Virgilio, Finnigan)

8:15 PM

Continued Request to Amend Order of Conditions, by John Glossa, 763-765 Main St. DEP #315-1133:

Don from Glossa Engineering was present, and discussed the revised plan that was submitted to the Conservation Agent earlier today that show the restored riverfront area planting plan, which includes a plant list for the riparian restoration that encompasses plants from the list of native riparian species. Hershey stated that as a redeveloped riverfront area, there needs to be an improvement to the river, with the following suggestions: plan to include 8-10 inches of loam, stormwater system should be an improvement, and detail of construction of the wall should be shown on the plan. Recommended conditions imposed include the following; review of riverfront plantings for 2 years w. re-plantings if necessary, stormwater operation and maintenance plan to be attached to OOC, annual inspection of rip rap area, and no more development in the riverfront area. Wiley opened the hearing for public comment, which there wasn't any. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 5-0-1 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio in favor; Finnigan abstained). Goetz made a motion to issue an order of conditions with the above conditions imposed, seconded by Dyer, the motion carried 5-0-1 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio in favor; Finnigan abstained)

8:25 PM

RDA for replacement of septic, by Supa Cars, LLC., 1900 Main Street:

Wiley opened the hearing, and read Board comments which included comments from Finance, Engineering and Board of Health. Applicant Melissa Young was present, and explained to the Board that she is requesting a Determination for the installation of a tight tank. She stated that the only area to be disturbed is the current cesspool area, and is currently in the process of getting an engineer to be present on site during the installation. Hershey recommendations for Special Conditions included the following; need to look at how the construction is handles so it doesn't impact the wetlands, erosion and sedimentation controls to be installed during construction, if there is any dewatering it has to go into a settling basin, or silt sack at the end of the pipe to be discharged away from the wetlands, as well as an LSP on site during excavation. Wiley opened the hearing up for public comment, which there wasn't any. Goetz made a motion to close the hearing, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio). Goetz made a motion to issue a Negative 3 Determination with the special conditions referenced above imposed, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio)

Request for Minor Modification to DEP #315-1120, Union Village -Burns Ave. to remediate soils in compliance with the MCP.

Applicant Lou Petrozzi of Wall Street Development Corp. was present, and explained to the Commission that test pits were dug on the property, and fill material was identified at depths ranging from just below grade to 5 ft. below grade. Analytical testing of samples collected from the fill material identified two areas (Test Pit 1 & Test Pit 9) where OHM was detected above the applicable reportable concentration thresholds. Additional test pits were excavated in these areas, and soil samples were collected from the test pits and submitted to a

Massachusetts certified laboratory for analysis. Petrozzi is requesting a minor modification in order to have post excavation samples collected from the excavations prior to backfilling to verify that the OHM has been removed to levels below the applicable reportable concentration thresholds. The post excavation soil samples will be submitted to a Massachusetts certified analytical laboratory on a 48-hr. rush turnaround time. If necessary, additional excavation may be conducted after review of the post excavation soil data and additional post excavation soil samples collected, as necessary until post excavation soil samples are below applicable reportable concentration thresholds. Soil will be temporarily stockpiled on site and covered with a 6-mil plastic sheeting pending review of the post excavation analytical data. The excavated soil will be transported off-site for disposal at either a Massachusetts or Vermont Landfill, and the excavations backfilled with clean/sandy gravel. Petrozzi stated that an LSP will be on site when the removal process is taking place. The Commission expressed their favor of this project since the Applicant is making efforts to improve the site and remove any hazardous materials. Wiley opened the hearing up for public comment, which included the following;

Liz Barrows of Union St.: concerns regarding the hazardous materials found that were included in the report submitted/ LSP on site

Jack Conroy- Burns Ave. property owner: general questions regarding the removal process of the materials/ LSP on site

Cheryl Hayes of Book Ln.: length of time for process to take place and conclude, safety issues of holes dug.

Joan Cofsky of Burns Ave.: reporting/removal process/ LSP on site

Cathy Campbell of Burns Ave.: clarification on removal process and filling of test pits

Goetz made a motion to approve the work as a minor modification, with the understanding that the areas of excavation will be staked, and to contact Hershey once the work starts on-site, and for the report to be submitted to the Commission as soon as available, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio)

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:

Minutes: No minutes were reviewed or accepted at this time

Enforcement Orders/ Notice of Noncompliance:

Main St. #1900, DEP #315-1043: fence and seeding to be done in compliance with the deadline given by the BOS.

609 Lincoln Rd.: no further updates at this time.

Boyden Estates- Summer St. DEP #315-1099 (Notice of Noncompliance): Deadline for submittal of letter and materials regarding issues that need to be addressed is 4/4/18.

Requests for Extension:

Arlington Lane, Lot 17, DEP #315-843: Dyer made a motion to issue a 1 yr. extension, seconded by Goetz, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio)

Arlington Lane, Lot 18, DEP # 315-831: Dyer made a motion to issue a 1 yr. extension, seconded by Goetz, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio)

Requests for Certificate of Compliance:

N/A

Correspondence/ Other Business:

N/A

Board Comment Requests:

763-765 Main Street – PB revised plans: Comments reflecting acceptance of amendment by Commission.

Nichols Pond Lane – East Street – Alternative water loop plan – PB: no comment at this time on the water loop, however Nichols Pond Ln. is before the Commission on 4/25/18

100 Rustic Rd- PB: Applicant must file with the Commission.

Goetz made a motion to adjourn, seconded by Dyer. The motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio). The Commission adjourned at 10:15 PM.

Accepted 4-15-18