



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
September 27, 2017
7:00 PM

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

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

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

The Conservation Agent Report dated September 27, 2017 was given to members.

Chairman Jack Wiley opened the meeting at 7:00 p.m.

Notice of Intent, by Joseph Verderber, 388 North St. "Pine Acres", DEP #315-1139

Wiley read Board comments, which consisted of comments from the Board of Health, Engineering and Planning. Rob Truax from GLM Engineering was present on behalf of the Applicant and explained to the Board the proposed residential subdivision plan with road, drainage, utilities and associated grading, with a portion of the proposed work located within the buffer zone of a vegetated wetland. The proposed subdivision would consist of four single family houses, with three (3) out of the four (4) within 100'ft. of the buffer zone. Conservation Agent Landis Hershey stated that she had walked the site with Joyce Hastings of GLM Engineering to review the wetland areas, and observed that it's unclear when flow occurs in the trench, however, it is not enough flow to develop wetlands soil. Landis asked if the existing house, garage and shed were to be removed, in which Mr. Truax stated that they will be removed. Landis expressed that more detailed grading needs to be in place based on the plans submitted for the hearing. Mr. Truax stated he would meet with the Town Engineer to go over stormwater calculations and also submit revised plans that would show more detailed grading on the areas in question. Goetz made a motion to continue the hearing to October 25, 2017 at 7:15 PM, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

Continued Notice of Intent, by SR II Ventures, Lot 30 Gigi's Wy., DEP # 315-1117:

Wiley read an email from Michael Viano stating that he is withdrawing the application that is currently before the Board, and will re-file when ready to do so.

Notice of Intent, by David Wakefield, Parcel A2-East St. "Nichols Pond Ln." DEP #315-1138

Rob Truax was present on behalf of the Applicant and explained to the Board the proposed plan to construct a Definitive Subdivision "Nichols Pond Lane", that consists of thirteen (13) single-family dwellings with associated driveways, public utilities, and grading. In detail, a 26'ft. wide access road will be constructed from East Street to provide access and egress to the (13) single family homes. The runoff generated from the proposed project will be collected via deep sump catch basins where it will then be conveyed to a detention basin and two subsurface infiltration systems for mitigation. Runoff from each of the (13) proposed dwellings will be directed into two subsurface infiltration systems per house. The systems will completely infiltrate all roof runoff through the 100 yr. storm event. The proposed systems will reduce or match all post-development peak flows for design storms up to and including the 100 yr. storm event. Mr. Truax stated that the only part of the project that is located within the 100'ft. wetland buffer zone is the portion of the roadway, and the three (3) stormwater treatment discharge outlets. Dyer expressed concern regarding the steepness of the backyards with future homeowners. Goetz asked why will there be two cul-de-sacs instead of a through-way, which Mr. Truax stated that they want to keep screening from the other cul-de-sac neighborhood, with less traffic. Landis stated that she went out to observe the site and review the wetlands line with Joyce Hastings from GLM Engineering, and asked that three (3) flags be moved up to the fence. She stated that the area seemed marginal, with some wetland vegetation, and the soils were dark and organic. Landis recommended the repositioning of the flags and that the infiltration units should be placed on one lot, with one owner for each for maintenance purposes. Abutter John Dolan was present, and expressed his interest in the proposed project and explained he had visited the office earlier that day to review the proposed project and had all questions answered by Conservation Agent Landis Hershey. Since there needs to be the relocation of flags with revised plans, Goetz made a motion to continue the hearing to November 8, 2017, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

RDA, by John Glossa, 29 Clarkson Dr.:

Donald S. of Glossa Engineering was present on behalf of the Applicant and explained to the Board that the proposed work consists of replacing a failed septic system with the Installation of a new septic tank, pump chamber and pump, and leach bed that is within the buffer zone. Landis stated that erosion controls shall be extended along the property line with Lot 32 and along the front of the lot to the driveway, and recommended that this determination be a Negative 3, due to work being done within the buffer zone, however it will not alter the resource area. 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 proper erosion controls in place, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

GENERAL BUSINESS/OLD BUSINESS/NEW BUSINESS:

Minutes: Dyer made a motion to accept the minutes of September 13, 2017, seconded by Finnigan, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan Di Virgilio).

Enforcement Orders/ Orders of Non Compliance:

Main St. #1900, DEP #315-1043:

Attorney David Volkin was present and representing Melissa Young and Jay Santos of "Supa Sales". Mr. Volkin explained to the Board that his clients have scheduled equipment to be brought on site for the restoration plan, however, the equipment cannot be delivered until October 10, 2017. Landis Hershey stated that Melissa and Jay were served the citation on 9/15/2017 by a constable, which included a letter instructing them to contact Landis the week of 9/18-9/22 to schedule a date to start the work. The fine that was established last meeting of \$300.00 still needs to be paid, Mr. Volkin stated that his client will be coming in to Town Hall tomorrow to pay the outstanding fine. The Board agreed that Melissa Young and Jay Santos need to contact Landis Hershey no later than 10/6/17 to confirm the equipment will be on site for 10/10/17 so she can observe the work being done. If Melissa Young and Jay Santos do not contact Landis by 10/6/07, the fines will be reinstated.

609 Lincoln Rd.:

There is currently no update regarding this property. Conservation Agent Landis Hershey plans to visit the property in October to observe the alterations.

Requests for Certificates of Compliance:

Mark Robinson, 7 Boulder Trail, DEP #315-398: As-built plans still need to be submitted, therefore the Certificate of Compliance was not issued at this time.

Walpole Country Club, 233 Baker St., DEP #315-466: Request is for the COC for Order of Conditions for a sedimentation basin located off of Baker St. that was not completed. Goetz made a motion to issue a certificate of compliance, seconded by Dyer, the motion carried 5-0-1 (Wiley, Goetz, Dyer, Turner, Di Virgilio in favor; Finnigan abstained).

Walpole Country Club, 233 Baker St., DEP #315-369: Request is for Aquatic Vegetation Control Order of Conditions replaced by a new Order of Conditions. Goetz made a motion to issue a certificate of compliance, seconded by Dyer, the motion carried 5-0-1 (Wiley, Goetz, Dyer, Turner, Di Virgilio in favor; Finnigan abstained).

Walpole Country Club, 233 Baker St., DEP #315-109: Request for the equipment barn, which needs as as-built plan, therefore the request is on hold until as-built plans are obtained.

GLM Engineering, Plimpton St. & East St. Lot 3A (Wisteria Way II), DEP #315-424: Request is for the full and final completion. Goetz made a motion to issue a certificate of compliance, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio).

Requests for Extension:

Paul Hoegler, Lost Brook Trail, DEP #315-847: Due to a map/lot discrepancy on the extension form at the hearing of 8/9/17, Goetz made a motion to grant a corrected 12 month extension, seconded by Dyer, the motion carried 6-0-0 (Wiley, Goetz, Dyer, Turner, Finnigan, Di Virgilio), this vote replaced the vote of 8/9/17.

Correspondence:

Planning Board public hearing on following articles: 10/5 for 2017 Fall Town Meeting zoning articles 916 AQV requirements, 17- recreational marijuana, 18- SPOD, 19-parking, 20-moratorium on multi-family housings in

CBD, 21- parking baseline, 22- height limitations, 29- delete section 6C4A and 6C4B from Zoning bylaw. : The Board had no comments at this time.

Wetland Replication Area Monitoring- Turner Pond- this was a requirement for the O.O.C. wetlands completed. The Board had no comments at this time.

Board Comment Requests:

71 Harvard St.: No jurisdiction under the WPA or the Wetland Bylaw.

Turner 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 8:30 PM.