



Town of Walpole
Commonwealth of Massachusetts

Date: March 22, 2021

To: Zoning Board of Appeals
From: Conservation Commission/
Landis Hershey, Conservation Agent

RE: Comprehensive Permit Application and Notice of Public hearing
Cedar Crossing and Cedar Edge (51-53-55 Summer Street) – Draft decision comments

- 1) Page 19 D6 prior to last CO being issued section c. Change “detention basin” to “basins” add to sentence cleaned “and functioning as approved by Final Plans.”

My thought is that if the extended wetland basins are approved it’s not just a matter of being “cleaned” but it will be a matter of the wetland plants functioning properly.

- 2) Page 12 Signage – Is the ZBA aware that the Conservation Commission is requiring “no alteration plaques” every 150 feet at the 25-foot no alteration areas, signage for the trail locations, and “pick up dog waste” signs. Should these be referenced under A.15 as permanent markers?
- 3) Page 13- provide recording information for the “Order of Conditions or Superseding Order of Conditions”.
- 4) Page 20, Project Design and Construction E4: Will the retaining wall as designed by a structural engineer be required on the final plans? If not when will the final retaining wall plans be approved? Recommend that the wall (including materials) designed by a structural engineer should be on the final plan.
- 5) G6 – the fence running along the rail road as shown on the 1/27/2021 plans to the Conservation Commission stopped at the wetlands associated with Cedar Brook it was not shown continuing through these wetlands.
- 6) H-10: If the Conservation Commission’s Order of Conditions is appealed to DEP and DEP issues a SOC (which does not include conditions in the Conservation Commission’s OOC) is it the intent of this decision that only the SOC would apply?
- 7) H-11- The applicant agreed during the Conservation Commission review to conditions prohibiting the use of non-organic fertilizers or the use of chemical pesticides in outside areas within 100-feet of wetland protected areas. I believe they have notes somewhere on the plans. The Commission would want this lost if SOC is issued.

- 8) The Conservation Commission also intends to condition an invasive species plan to be put in place during construction to address the removal of invasive species and appropriate disposal of invasive species disturbed during construction. The Commission would not want this lost if a SOC is issued.
- 9) The Conservation Commission was concerned that by giving a full waiver of the Walpole Wetlands Protection Bylaw that the Applicant would be able to remove the 25-foot no alteration area in future plans.
- 10) H-10 – This conditions seems to cover a process of review if the Order of Conditions is appealed and conditions are removed or modified leading to a change in the project. The Conservation Commission should be kept informed regarding any requested modifications to the plans within their jurisdiction either under the Bylaw or Wetland Protection Act.