CONSERVATION COMMISSION

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Town of Walpole

Commonwealth of Massachusetts

John J. McNichols, Chair
Medfield Zoning Board of Appeals

RE: Plain Street 40B/Winder Estates, 86 Plain Street

Chair McNichols,

Walpole Conservation land abuts the proposed project to the East: map 24, lots 100 and 102, and to the South: map 23 lot 22. The conservation land extend from the Medfield border to Turner Pond, Elm Street in Walpole. The Walpole Conservation Commission as an abutter to the project described above has the following comments and concerns:

1. Will there be a consultant peer review of the project specifically on stormwater management, hydrology and the location and design of the septic systems?;
2. There are two branches of an unnamed stream (see streamstats watershed attached) that are fed by the land to be developed which discharge to wetlands and then to Turner Pond in Walpole. There should be no sediments discharged to the stream. The Walpole Conservation Commission recommends a no alteration area and no alteration bounds to be installed. The Walpole Conservation Commission has successfully applied their 25-foot no disturbed area to 40b projects in Walpole;
3. The flags on the Existing Conditions plan in Walpole were not verified by the Walpole Conservation Commission. There was no filing in Walpole for verification of wetlands. Walpole did not receive the ANRAD for the verification of the wetlands in Medfield.
4. If there is buffer zone from Walpole wetlands that impact this project, then the applicant should file a NOI or ANRAD with the Walpole Conservation Commission;
5. The Commission is concerned the stormwater management calculations do not starve the Walpole stream and/or wetlands while mitigating for stormwater management on site. The rate of run-off to the wetlands/stream should be maintained. Please consider a combination of subsurface systems and infiltration basins with overflow to the wetlands to maintain surface flow as well;
6. The Commission is concerned with the septic field proposed surrounded by wetlands which eventually discharge to the Walpole wetlands/ stream;
7. The Commission is concerned with potential encroachment onto the Walpole conservation land and wetlands from the development. The Walpole

Conservation Commission and Trails Committee maintain a trail in Walpole and does not want additional trails on the property.

8. The Commission is specifically concerned with maintaining the granite bound at the corner of Medfield and Walpole;

Thank you for considering these important comments and concerns in your review of this project. Additional comments or concerns maybe filed after the ZBA hearing on 4/2/2025.

Sincerely,

Jack V. Wiley, Walpole Conservation Commission Chair
Landis Hershey, Walpole Conservation Agent

Cc: Maria De La Fuente, Medfield Director of Land Use
Finn Kelley, Medfield Conservation Agent
Patrick Deschenes, Walpole Community/ Economic Development Director
Jim Johnson, Walpole Town Engineer