



**NORWELL CONSERVATION COMMISSION**  
Osborn Room / 345 Main Street / Norwell, MA and Remote  
**781-659-8022**  
**October 20, 2020 @ 6:30PM**  
**Minutes**

TOWN OF NORWELL  
TOWN CLERK

2020 NOV 18 PM 12:02

RECEIVED

Present: Chair Marynel Wahl, Vice Chair Bob Woodill, Bob McMackin, Ron Mott, Roy Bjorlin, Justin Ivas, Ellen Markham, and Recording Clerk C. Sullivan. Mr. McMackin left at 6:55 PM and returned at 8:10 PM. The meeting was held in the Conservation Office and remotely, as allowed under the Executive Order dated March 12, 2020 suspending certain provisions of the Open Meeting Law, Gen. L. c. 30A §20 et seq. and 940 CMR 29.01 et seq.

### **CALL TO ORDER**

The meeting was called to order at 6:32 pm by Chair Marynel Wahl. The meeting was recorded.

### **AGENDA ACCEPTANCE**

The Commission reviewed the proposed agenda and discussed changes and additions. Chair Wahl added discussions on Gator maintenance and tracking new budget items.

*Motion by Mr. Woodill to approve the agenda as amended. Seconded by Mr. McMackin and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; Woodill, aye.*

### **PUBLIC HEARING:**

**(Off) Circuit Street (Bl. 69, Lots 25, 26 & 30) aka: Hitchin' Post Lane / SE52-1149 & NCC# 29(18) / Road Construction & Stormwater Improvements NoI / OoC (cont.)** Applicant: Mark Raimondi (Circuit St. R/T) / Representative: Gary James, James Engineering

A continuation request was received at the Conservation Office.

*Motion by Mr. Mott to continue the matter to November 17, 2020 at 8 PM. Seconded by Mr. Woodill and unanimously approved by roll call vote: Markham, aye; Mott, aye; McMackin, aye; Woodill, aye.*

### **COMMISSION BUSINESS**

#### **New Business**

#### **Citizen Comments**

None

#### **Gator Maintenance**

Mr. Mott moved the Gator to the Donovan barn as discussed at the previous meeting, and performed the necessary repairs to make it street-ready. The left forward frame is bent, and will need to be monitored. The vehicle will need budget funds for periodic maintenance and inspections by the dealer. A trailer that attaches to the Gator has a bent left wheel, which Mr. Mott will try to straighten.

#### **Budget Item Tracking**

The Commission discussed new ongoing expenses, including Gator maintenance, GIS software subscription fees, and QR code registration. Ms. Wahl will add these expenses to the annual budget.

### **Cole Peden – Eagle Scout Presentation**

Mr. Peden showed the Commission a mockup of the trail markers with QR codes he would like to post at trail heads and intersections on Conservation properties. The markers will be attached to trees; the attachments can be adjusted to account for tree growth and will not hurt the trees. He would like to post a total of 24 markers, two of which would also have 911 codes.

All parties discussed the cost and desirability of registering the codes so they will reference back to a map and update as needed. The alternative is to establish a link on the Commission Web site that doesn't change.

*Motion by Mr. Mott to approve the Eagle Scout project as presented by Mr. Peden. Seconded by Ms. Markham and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; Woodill, aye.*

### **Farm Plan Reviews/Update Maps**

In process

### **Brian Taylor, Environmental Educator - Use of Conservation land**

Tabled

### **Recreation – Site plans/concepts for East Field and Gaffield Park**

Not received

### **Old Business**

#### **New Agent**

Town Administrator Peter Morin is interviewing candidates.

### **Fine levels for contractors who work near wetlands w/out permits**

Commissioners Mott and Bjorlin will work together to finalize the violation policy and letters. All parties discussed the Commission's authority to impose fines and possible fee amounts.

### **Eagle Scout Projects**

#### **Trout Brook**

Commissioner Ivas met with Adam Long and wetland scientist Steve Ivas at the site of Mr. Long's proposed footbridge over Trout Brook; they took photos and suggested that the bridge site be shifted slightly upstream in order to maintain Gator access. Commissioner Ivas is willing to provide a basic delineation of the site. He thinks a Notice of Intent will be required, as the proposed work is in a resource area; the fee would be waived, as the work is on town land.

Commissioner Ivas recommends that the Commissioners visit the site; he will continue to assist Mr. Long, who has a couple of years to complete the project.

### **SUB-COMMITTEE UPDATES**

#### **Open Space & Recreation**

The revised Open Space plan is nearing completion; Chair Wahl encouraged Commissioners and residents to send in photos of open spaces in town. She will send the Open Space spreadsheet to all Commissioners.

### Trail/Signage

Town Planner Ken Kirkland asked Chair Wahl if the "Miller Woods" sign in the office could be posted by the entrance to the property. Commissioner consensus was to leave the sign in the office pending additional work on the parking lot.

### CPC

Mr. Mott advised that he will need to amend the application for the Donovan parking lot expansion from \$70K to \$55K due to cost-saving changes in the project; the new proposal will expand the original lot to 55 cars (2 handicapped), with no incursion on the field.

Mr. McMackin attended the CPC meeting which was held at the same time as the Commission meeting; when he returned, he advised that CPC would be inquiring of Town Counsel Bob Galvin as to whether the Commission's applications for GIS hardware and software and trail crew funding were eligible for CPA grants. The total application pool this year is about \$800K.

### Farming

The stone walls are done at Jacobs Field but the walls at Donovan still need work; Mr. Mott will follow up with Hornstra.

### Trail Work Update

Mr. Mott advised that the Simon Hill - Hatch Lots connector was almost completed and suggested a different route for the connector to bypass a large hill.

### Bills

The following bills were presented for payment:

Chris Sullivan	Meeting Minutes	\$200.00
Ron Mott	Keys - reimbursement	\$24.76
Pare	Jacobs Pond Dam (out of CPC account)	\$3937.50
MAPC	Open Space Plan (out of special account)	\$14,522.29
Oct 10 Trail Crew Payroll		\$281.76

*Motion by Mr. Woodill to pay the bills as listed. Seconded by Ms. Markham and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; Woodill, aye.*

### Minutes

The minutes for the June 30, September 8, and September 22 meetings were distributed. Commissioners reviewed and discussed corrections and changes. Review of the September 8 minutes was tabled.

*Motion by Mr. Mott to approve the minutes of the June 30, 2020 meeting as written. Seconded by Ms. Markham and unanimously approved by roll call vote: Markham, aye; Mott, aye; Bjorlin, aye; Woodill, aye, Commissioner Ivas having abstained.*

*Motion by Mr. Mott to approve the minutes of the June 30, 2020 meeting as written. Seconded by Mr. Woodill and unanimously approved by roll call vote: Markham, aye; Mott, aye; Bjorlin, aye; Woodill, aye, Commissioner Ivas having abstained.*

**EXECUTIVE SESSION** Discussion of issues and/or land offers/land of interest, disclosure of which will impact negotiating position of the Commission and/or Town.

None.

**8:00 PM - PUBLIC HEARINGS LEGAL DOCUMENTS/VOTES**

\*Legal Documents/Votes \*Minor Amendments, Reviews,\*CoC's\*Requests for Determination \*Notices of Intent \*Enforcements/ Violations

Prior to the start of the public hearings, Vice Chair Woodill read the Notice of Public meeting for all hearings opening at this meeting.

**9 Homestead Farm Drive / SE52-1143 & NCC# 18(18) / Pool**

**Request for CoC Applicant:** Homestead Farm Drive Trust / Representative: Brad Holmes, ECR

Ms. Wahl visited the property and commented that the required plantings were doing well except for one dead dogwood. Conservation markers have been installed and are well designed and placed.

The Commission approved the addition of a vinyl shed as a minor modification to the Order of Conditions provided that its location be depicted on the as-built plans along with dimensions and the specification that it is sitting on pavers. Applicant agreed to remove green waste from the buffer zone. The matter was continued to allow for Commissioners to visit the site and receipt of an updated as-built plan.

*Motion by Mr. Mott to continue the matter to November 17, 2020 at 8 PM. Seconded by Mr. Woodill and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; Woodill, aye.*

**44 Upper Ferry Lane / NCC# 18(20) / Cut & Trim overgrown brush to open river views**

**RDA / DoA (cont.) Applicant:** Alex Hernan / Representative: N/A

Applicant has not been in communication; the matter will be indefinitely postponed without prejudice at the next meeting if applicant does not reach out.

**15 George Road (aka: Lot 4C) / SE52-997 & NCC# 10(12) / Pool, Patio & Proposed Mitigation**

**Request for Amend. OoC Applicant:** K & E Construction / Representative: Austin Chartier, McKenzie Eng.

The previous Commission vote to issue amended Orders of Conditions was rescinded, as the pool referenced in the amendment was not permitted in the original Orders; the matter was reopened and continued to allow for applicant response.

*Motion by Mr. Woodill to reopen the hearing and vacate the positive determination made on 9/6 due to administrative oversight and incomplete information from applicant. Seconded by Mr. Mott and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; Woodill, aye.*

*Motion by Mr. Mott to continue the matter to November 17, 2020 at 8 PM. Seconded by Ms. Markham and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; Woodill, aye.*

**48 Mt. Hope St. / SE52-1162 & NCC# 1(19) / Change Location of proposed well**

**Request to Amend. OoC (cont.)** Rep: Jay & Paul Gallagher, J.P. Gallagher Construction & Development

Jay Gallagher present. Applicant has provided an updated site plan to show the additional erosion controls and three slurry pits discussed at the previous meeting. Three 12 inch silt socks will be used for erosion control. Commissioner Mott requested advance notice of the drilling date so he could observe. The amendment was approved with that special condition.

*Motion by Mr. Mott to approve the minor amendment to the Order of Conditions for 48 Mt. Hope Street, SE52-1162, with conditions as noted. Seconded by Mr. Woodill and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; Woodill, aye.*

**155 Summer Street / SE52-1170 & NCC# 17(19) / Pool**

**Request to Amend. OoC** Applicant: Michael Morse / Representative: Josh Green, Merrill Engineering

Josh Green, Merrill Engineers, present for applicant, who would like to add a pool to the backyard in existing lawn area outside the 50 ft buffer.

Commissioner Mott recently visited the site and observed several issues, including areas of gravel and fill beyond the approved limit of work, construction debris and a cleared parking area in the buffer zone, a mulch sock draped on top of a stone wall, and a drain pipe directed toward the wetland. Mr. Green noted that Merrill had not been involved in the previous work, and assented to a continuation to allow him to consult with applicant regarding Mr. Mott's observations.

*Motion by Mr. Woodill to continue the matter to November 17, 2020 at 8 PM. Seconded by Mr. Mott and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; Woodill, aye.*

**136 Longwater Drive / SE52-1200 & NCC# 21(20) / Comm. Bldg. Addition, Parking Lot Improvements**

**NoI / OoC (cont.)** Applicant: James Rader, Longwater Norwell, LLC / Representative: Brian Madden, LEC

A continuation request was received at the Conservation Office.

*Motion by Mr. Ivas to continue the matter to November 17, 2020 at 8 PM. Seconded by Mr. Mott and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; Woodill, aye.*

**ADMINISTRATIVE PERMITS & REQUESTS:**

None.

**PENDING SUBDIVISION / COMMERCIAL DEVELOPMENT UPDATES:**

**Town Library (64 South Street)**

Chair Wahl and Commissioners Markham and Mott visited the library work site last week and authorized work necessary to electrify the entrance sign. The Commission is waiting to receive an updated planting plans.

**Damon Farm (Washington Street)**

A monitoring report was received at the Conservation Office.

**Old Oaken Bucket Estates (Winter/Cross/Old Oaken Bucket)**

Bond and SWPPP review and approval pending.

**Hanover Mall (South/Mill Street)**

Bond and SWPPP review and approval pending.

**VIOLATION DISCUSSIONS:**

Chair Wahl and Admin Meredith Schmid are monitoring all violations for further action to be taken with the new agent.

**LEGAL ISSUES**

**Historic Barrel Lane (Block 59, Lot 56 & Block 69, Lot 18) – WPA only.**

**Mount Blue St. (Bl. 5, Lot 17) – update on Forest Cutting Plan & Intent**

The Commissioners continue to monitor both sites.

**ENFORCEMENT UPDATES, MEETINGS OR HEARINGS:**


None

<i>Next Meeting</i>	<b>November 17, 2020</b>
<i>NEW filing applications due date/deadline</i>	October 6, 2020 @ noon
<i>Legal Notice publication date-Patriot Ledger</i>	October 12, 2020
<i>Revised Information submittal deadline</i>	October 13, 2020 @ noon
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification &amp; LP Requests</i>	October 13, 2020 @ noon
<i>Public Information Written Comments</i>	No deadline

**ADJOURNMENT**

*There being no further business, a motion was made by Mr. Ivas to adjourn at 8:38 PM. Seconded by Mr. Woodill and unanimously approved by roll call vote: Markham, aye; Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; Woodill, aye.*

I hereby certify that the above minutes were presented and approved by a majority vote by the Norwell Conservation Commission on November 17, 2020.

  
Marynel Wahl, Chair