



NORWELL CONSERVATION COMMISSION
Room 112 / 345 Main Street / Norwell, MA and Remote
781-659-8022
February 23, 2021 @ 6:00PM
Minutes

TOWN OF NORWELL
TOWN CLERK

2021 MAR 24 P 3:11

RECEIVED

Present: Chair Marynel Wahl, Vice Chair Bob Woodill, Bob McMackin, Ron Mott, Roy Bjorlin, Justin Ivas, Tricia DeGiulio, Conservation Agent Will Saunders, and Recording Clerk C. Sullivan. 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 6:02 PM, by Chair Marynel Wahl. The meeting was recorded.

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.

The Commission polled into Executive Session by roll call vote at 6:02 PM to discuss land acquisition and then return to Open Session: Bjorlin, aye; Woodill, aye; Ivas, aye; Mott, aye; DeGiulio, aye.

The Commission returned to Regular Session at 6:31 PM: Bjorlin, aye; McMackin, aye; Woodill, aye; Ivas, aye; Mott, aye; DeGiulio, aye.

AGENDA ACCEPTANCE

The Commission reviewed the proposed agenda and discussed changes and additions. Chair Wahl added a vote to endorse the rewritten Open Space and Recreation Plan.

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

COMMISSION BUSINESS

New Business

Citizen Comments

None.

Open Space / Recreation Plan

The Select Board will be discussing the updated Open Space and Recreation plan at Wednesday's meeting; Chair Wahl will attend. The Advisory Board will be discussing the FY 22 Conservation Commission budget on Thursday; Chair Wahl and Agent Saunders will attend. At the same time, CPC will be discussing and voting on the funding applications submitted by the Commission; Commissioners Mott and McMackin will attend. Chair Wahl asked that the Commission approve the updated Open Space and Recreation Plan in advance of the Select Board meeting.

Motion by Mr. Mott to approve the updated Open Space and Recreation Plan as presented. Seconded by Mr. Woodill and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

Fogg Forest Parking

Chair Wahl advised that the parking area at the property was still blocked off. Mr. Mott added this was causing ruts in the field as cars were dodging the barrels. He and Agent Saunders will work with Highway Commissioner Ferguson to address these issues.

Herbicide Use for Stone Walls

The Commission discussed a proposal to allow farmers to use certain herbicides to assist in clearing the stone walls, as this could potentially reduce the labor involved. Ms. DeGiulio cited concerns about impacts on pollinators and would like to explore alternative options; Commissioner Ivas concurred and questioned the need for wall clearings.

Mr. Saunders suggested that the Commission consider having the farmer propose the use of a certain agent in their Land Use Proposal Form, as is done for pesticides in the field. After some further discussion of options including the use of goats and allowing farmers to forego the clearing with payment of a fee, the matter was tabled for further research of options.

103 Tiffany Emergency Septic Repair

Board of Health advised Mr. Saunders that the leaching field at the property had failed and they had authorized emergency repairs. Conservation permitting is not required, as the field and all work are outside the 100 ft buffer. Mr. Saunders inspected the erosion control at the limit of work, and will inspect the property prior to the start of work to ensure no work extends inside the buffer.

Trees on ConCom Property adjacent to 180 Central St / 630 Grove St

The owners of 180 Central contacted Trees and Grounds regarding two ash trees near the house but on Conservation property. Agent Saunders and Trees and Grounds Commissioner Ferguson inspected the trees, and found them starting to decline but not an imminent threat. After a brief discussion, Chair Wahl authorized Mr. Saunders to have the trees cut.

Agent Saunders and Trees and Grounds Commissioner Ferguson inspected several trees adjoining 630 Groave and found several leaners but no imminent threats. Mr. Saunders will reach out to Water Department, as the trees may be located on their land.

Town Meeting Articles

The Commission voted to ratify the following 2021 Town Meeting articles:

- Demolition of Stony Brook Cottage and construction of a bench and raptor perch
- Jacobs Pond Weed Treatment
- Recording fees and transfer costs of the Tanczos property donation.

Motion by Mr. Woodill to ratify the Stony Brook Cottage, Jacobs Pond Weed Treatment, and Tanczos Property Transfer 2021 Town Meeting articles. Seconded by Mr. Ivas and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

DEP and DCR Notifications

Chair Wahl and Mr. Saunders will talk with David Hill at DEP to ensure the Commission receives notifications in a timely manner and no appeals periods lapse due to mailing delays or staff vacations.

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TOWN CLERK

NSRWA Youth Geocaching event 2/19 at Jacobs

The Commission ratified the permission granted by Chair Wahl for the event, which occurred between meetings. This event has occurred before at the property.

Motion by Mr. Ivas to permit the February 19 NSRWA geocaching event. Seconded by Mr. Woodill and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

State Ethics Commission Summary

Mr. Saunders has e-mailed all Commissioners regarding mandatory state ethics training.

National Grid P224 and P71-11

National Grid advised Mr. Saunders they would be repairing pole P224 and replacing pole P71-11, both of which are located in bordering vegetated wetland. Matting will be used to minimize disturbance. Although the work is nonjurisdictional, Mr. Saunders and the Commissioners will be invited to attend the pre-start-of-work meeting in May.

67 River Street

A site visited is needed at the property when there is no snow.

Cons Fund Purpose/Uses

Mr. Saunders has compiled a list of allowed uses of the Conservation Fund. Expenditures out of the fund must be approved in a public meeting; \$300,000 of the fund is restricted for land purchases; the remaining \$200,000 can be spent on other allowed uses.

Old Business

Pathway Committee Update Wompatuck boardwalk change

Plans being updated for ADA compliance; this will involve additional grading and leveling; some plantings will also be added.

Conservation Annual Report

Chair Wahl asked for assistance in writing the Annual Report.

F/Y 2022 Budget

The Commission discussed its proposed FY 22 budget. Although Town Administrator Peter Morin had requested a "level services" budget, Chair Wahl has discussed several needed increases including \$2500 in training funds for Mr. Saunders, \$10,000 in engineering services funds to set up the new MS4 stormwater review and permitting system, and additional funds to maintain the Gator and recruit additional trail workers. The agent's salary line is down over FY 21 due to the new hire. With respect to additional trail crew, Mr. Morin advised the Commission could recruit additional workers but stated that standing trees should be cut by Trees & Grounds workers. Agent Saunders and Chair Wahl will be discussing the budget with the Advisory Board on Thursday.

Motion by Mr. McMackin to authorize the Conservation Agent and Chair to present and discuss the proposed FY 2022 Budget before the Advisory Board. Seconded by Mr. Woodill and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

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Pre-Start of Work Meetings

555 Cordwainer Drive / SE52-1191 & NCC# 81(05) / Commercial Bldg.

Agent Saunders visited the site with Commissioners Wahl, Woodill, and Mott. Modifications to the approved plan include an increase in the limit of work between stakes 541-547 and submission of an earthwork phasing plan. Agent Saunders verified erosion control installation was complete on February 11, as there was an issue regarding truck access to install the controls.

SUB-COMMITTEE UPDATES

Pathways

Mr. Bjorlin attended the latest Pathways meeting and gave an update on the status of various projects and funding availability. Mr. McMackin noted that Pathways had requested \$125K in supplemental CPC funding for the Wompatuck parking lot and connector trail.

CPC

CPC is voting on Commission funding requests this week; Mr. McMackin doesn't anticipate any issues.

Grants

Mr. McMackin is waiting to hear back regarding the MassTrails grant application.

Trail Work Update

Trail Crew is done for the year, and there is a need to maintain the equipment while the crew is inactive. Mr. Mott will walk Commission trails with Agent Saunders to familiarize him with the system.

Bills

The following bills were presented for payment:

MAPC	Open Space Plan	\$15,477.71
		\$2025.36
CJS	Meeting Minutes	\$200.00
Tabitha Dos Santos	Office Supplies reimbursement	\$10.61
		\$17.94

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TOWN CLERK

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

Minutes

The minutes for the December 1, January 12, and February 2 meetings were distributed. Commissioners reviewed and discussed corrections and changes.

Motion by Mr. Woodill to approve the minutes of the December 1, 2020 meeting as amended. Seconded by Mr. Mott and unanimously approved by roll call vote: Mott, aye; Ivas, abstain; Bjorlin, aye; McMackin, aye; DeGiulio, abstain; Woodill, aye.

Motion by Mr. Woodill to approve the minutes of the January 12, 2021 meeting as written. Seconded by Mr. Mott and unanimously approved by roll call vote: Mott, aye; Ivas, abstain; Bjorlin, aye; McMackin, aye; DeGiulio, abstain; Woodill, aye.

Motion by Mr. McMackin to approve the minutes of the February 2, 2021 meeting as amended. Seconded by Mr. Mott and unanimously approved by roll call vote: Mott, aye; Ivas, abstain; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

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.

109 Parker Street / SE52-808 & NCC# 81(05) / Single-Family Home w/ Septic Enforcement Order/Violation/Request for CoC (cont.) App: Ken Moussette / Rep: Frank Gallagher

Mr. Saunders noted there was an outstanding enforcement order at the property for unpermitted fill and stone in a buffer zone. He is presently waiting on submission of the conservation restriction required in the Order of Conditions as well as as-built plans. Conservation markers were in, but not spaced properly. Additionally, the wetland line was difficult to verify due to missing flags.

Mr. Gallagher advised Mr. Moussette's attorney was finalizing the conservation restriction, and he is willing to add more markers if needed. They are waiting on an estimate with respect to the planting plan, and are willing to establish an escrow account to fund the completion of the outstanding conditions.

With respect to the stone and fill, Mr. Saunders noted that it had now been in the ground for several years, covers some tree roots, and is partially overgrown by lawn. The Commission could require the removal, or allow the stone and fill to remain but require additional mitigation plantings and movement of the conservation markers to the edge of the lawn. Mr. Saunders felt the second option would ultimately be less invasive, and Commissioners Bjorlin and Mott concurred. Commissioner Ivas did not wish to set a binding precedent, but agreed with Commissioners Bjorlin and Mott.

Mr. Saunders talked to the realtor handling the sale of the property, and the new buyer is willing to work with Messrs. Moussette and Gallagher to resolve all issues.

The matter was continued pending receipt of:
Conservation restriction paperwork
Updated planting plan with increased plantings
Updated site plan showing new marker locations
Proposed escrow amount

Motion by Mr. Ivas to continue the matter to March 16, 2021 at 8 PM. Seconded by Mr. Mott and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

31 Satuit Meadow Lane / SE52-1141 & NCC# 16(18) Request for CoC (cont.) App: Jason Caron & Jessica Benevides-Caron / Rep: N/A

Mr. Saunders is in contact with the owners, who have been unable to install the required conservation bounds due to the weather. The matter was continued pending verification of marker installations.

Motion by Mr. Ivas to continue the matter to March 2, 2021 at 8 PM. Seconded by Mr. Bjorlin and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

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2021 MAR 24 P 3
TOWN OF NORWEL
TOWN CLERK

40 Farrar Farm Road / NCC# 2(21) / Install Irrigation Well RDA / DoA (cont.) App: Thomas McGarrigle
Mr. Saunders received an email from applicant answering the questions regarding dimensions and work methods raised at the previous meeting. The well will be drilled using a truck-mounted mobile drill using 6" core auger/wash boring. It will be pumped during installation, and no retention pits will be required. The well will be 10' deep and 2" in diameter; the 2-6 cubic feet of spoils will be removed by wheelbarrow.

The project was approved with the following special conditions:

Work from driveway

Erosion control will be checked at start of work and maintained as life of project

All spoils will be removed immediately from site

No stock piling is allowed

No dumping is allowed

Start of Work meeting with Agent

Motion by Mr. Mott to issue a Determination of Applicability, pos 2b, pos 5, neg 3, with conditions as noted. Seconded by Mr. Ivas and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

25 Beers Avenue / NCC# 3(21) / Proposed Addition RDA / DoA (cont.) App: Erica Vercollone / Rep: N/A
Applicant wishes to construct an addition off the back and side of the house. Agent Saunders visited the site with Commissioners Woodill, Mott, and Wahl, noted the side of the existing house was about 38 feet from the wetland, and recommended that applicant keep the addition as far from the 50 ft buffer as possible.

Plans for the addition are pending; a Notice of Intent will be required, as a frost wall extending four feet below grade will be required. The RDA fee already paid can be applied to the Nol fee when filed. The matter was continued pending receipt of a site plan and Nol application.

Motion by Mr. Mott to continue the matter to May 4, 2021 at 8 PM. Seconded by Mr. Woodill and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

16 Old Oaken Bucket Road / NCC# 6(21) / Septic Installation RDA / DoA App: Richard Doran / Rep: Rob Carlezon, Grady Consulting, LLC

Mr. Carlezon advised that the proposed work is a septic repair, including the installation of 1500 gallon tank and pump chamber. There are wetlands behind the house and across the street; the system is located in the front yard, outside the 50 ft buffer to both wetlands, in the only viable location on the lot. The leaching field is 62 ft from the backyard wetland at its closest point. Silt sock will be installed at the limit of work and construction access will be from the driveway. The new system will be raised between 2 and 2.5 feet above the existing grade.

The project was approved with the following special conditions:

Erosion control at limit of work

Start of Work meeting with Agent

Motion by Mr. Woodill to issue a Determination of Applicability, pos 2b, pos 5, neg 3, with conditions as noted. Seconded by Mr. Mott and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

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TOWN CLERK

266 Main Street / NCC# 7(21) / Septic Upgrade RDA / DoA App: Ian Richardson / Rep: Liam McSweeney

Mr. McSweeney advised that the proposed work is a septic upgrade to a five-bedroom system and crush and fill of the old tank. All work is outside the 100 ft buffer, except the pipe from house to tank, but is within the 200 ft riparian zone. The new system will be raised two feet and then taper off to natural grade. Applicants may turn the garage into livable space in the future, but such work is not proposed now. Stockpiling will take place on the driveway or existing lawn; Mr. Mott suggested that an existing gravel area be used for the stockpile.

The matter was continued pending receipt of an updated site plan removing references to proposed work.

Motion by Mr. Mott to continue the matter to March 2, 2021 at 8 PM. Seconded by Mr. Woodill and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

64 South Street (Library) / NCC# 41(18) / Exterior Sign & Landscaping Minor Modification to DoA (cont.) App: Norwell Board of Library Trustees

Architect Dominik Wit present for applicant; Commissioner Ivas recused from discussion and voting. The proposed modifications include the placement of an entry sign and native plantings along the 25 ft wetland line; this will involve the clearing of some low brush and two small trees by hand. The project was approved with the condition that erosion controls be removed at the conclusion of work.

Motion by Mr. Woodill to approve the minor modification to the Determination of Applicability issued to the Library Board of Trustees with condition as noted. Seconded by Ms. DeGiulio and unanimously approved by roll call vote: Mott, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

155 Summer Street / SE52-1205 & NCC# 4(21) / Pool, Pave existing Driveway & Mitigation NoI / OoC (cont.) App: Michael Morse / Rep: Josh Green, Merrill Engineers

The most recent site plan reflects updates agreed to in the previous meeting.

The project was approved with the following special conditions:

Posting of Conservation markers as depicted in the final approved plans

Restoration area needs to be constructed before any start of work

Work must occur in the dry season

No further encroachment into the lawn

Area behind markers is to revert to its natural state

Acceptance of additional paved driveway area by the road with additional plantings in the lawn and replication area

Motion by Mr. Mott to approve the Notice of Intent with a long-form Order of Conditions and special conditions as noted. Seconded by Mr. Woodill and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

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2021 MAR 24 P 3:11
TOWN OF NORWELL
TOWN CLERK

33 Leigh Road / SE52-1206 & NCC# 5(21) / Raze & Rebuild Single-Family Home w/ Septic System NoI / OoC (cont.) App: David Seoane / Rep: Greg Morse, Morse Engineering

Greg Morse present along with applicant and Brad Holmes, ECR. The proposed activity is the raze and rebuild of an existing single-family home and installation of a new septic system and driveway with some related grading. The site, which borders Jacobs Pond, was delineated by Mr. Holmes in December of last year. The new house will be in roughly the same location but slightly further from the lot lines; it will be slightly shallower in depth, will be entirely outside the 50 ft buffer, and will have a drive-under garage; the existing garage on the lot will be razed. They have obtained a letter from the Fire Chief supporting the anticipated effect of moving parked cars off the road.

Mr. Morse also noted that the existing cesspool was 17 ft from the edge of the pond. The new system is in back of the house and is located as far from the pond as possible: 31.5 feet at its closest point. The system, which has received Board of Health approval, will include a Hoot aerobic treatment tank which will be inspected annually by BoH. The Board also witnessed perc testing on the site, and there were no successful tests outside the 50 ft buffer.

Mr. Holmes advised that he met on the site with Agent Saunders and Commissioners Mott and Woodill last week; the existing house and yard are dilapidated and overrun with invasives; all parties discussed a plan to remove the invasives and introduce native plantings to improve the buffer to the pond. Mr. Saunders agreed that the site currently was degraded, and a planting plan would be an improvement. Mr. Mott would like the plan to extend down to the shore; Mr. Holmes agreed and will devise a plan.

Commissioner Ivas asked about a proposed retaining wall off the driveway; Mr. Morse indicated it would be 4 feet at its highest point, tapering down to grade at either end. Mr. Ivas also asked why the plan included an impervious driveway; Mr. Morse indicated they could look into a paver driveway but would like to avoid erosion issues given the downhill grade of the driveway into the garage. In response to a query from Mr. Woodill, Mr. Morse advised he had designed the driveway entrance to ensure runoff goes into a nearby catch basin, and will provide additional detail.

The matter was continued for additional planting plan, drainage, and construction sequencing details.

Motion by Mr. Ivas to continue the matter to March 16, 2021 at 8 PM. Seconded by Mr. Mott and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

(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.) App: Mark Raimondi (Circuit St. R/T) / Rep: Gary James, James Engineering

Parties not present.

Motion by Mr. Mott to continue the matter to March 16, 2021 at 8 PM. Seconded by Mr. Ivas and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

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2021 MAR 24 P 3:11
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ADMINISTRATIVE PERMITS & REQUESTS:

501 Cordwainer Drive

Property owner Southwood at Norwell wants to take down three trees just inside the 100 ft buffer to an isolated vegetated wetland, as well as several others just outside the buffer as threats to the building. Commissioner consensus was that the activity could be permitted by letter.

Motion by Mr. Mott to authorize the Conservation Agent to issue an administrative permit for the removal of three trees at 501 Cordwainer as discussed. Duly seconded and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

PENDING SUBDIVISION / COMMERCIAL DEVELOPMENT UPDATES:

Town Library

A site visit is needed to review clean-up activity at the site, including silt sock replacement, cleaning soils that breached the previous erosion control, and the removal of everything outside the limit of work.

VIOLATION DISCUSSIONS:

248 Cross Street

Agent Saunders observed trees being removed on the property, near an adjoining bog; he and Commissioner Mott visited the property and gave a cease and desist order to the owner and contractor, pending a new delineation to determine if the trees lie within the buffer to the bog. Property owner John Sudduth advised he was waiting on the surveyor to finalize the delineation. He believes that the trees in question were a threat to the house and were outside the 100 ft buffer, but will apply for any permits that may be needed.

20 Common St

The owners of the property have not responded to Commission correspondence concerning unpermitted work observed at the site. Mr. Mott thinks fines may be in order. The matter will be discussed further on March 2.

LEGAL ISSUES

Rodriguez - Mt. Blue Street

DCR recently sent Mr. Rodriguez correspondence, copying the Conservation Office, denying his request to harvest timber products from his parcel of land off Mt. Blue Street. The Commissioners and Agent Saunders will monitor the property.

ENFORCEMENT UPDATES, MEETINGS OR HEARINGS:

None

AGENT'S REPORT

The March 2 meeting will start at 6:30; public hearings for this meeting will start at 7:30.

<i>Next Meeting</i>	March 2, 2021
<i>NEW filing applications due date/deadline</i>	February 16, 2021 @ noon
<i>Legal Notice publication date-Patriot Ledger</i>	February 22, 2021
<i>Revised Information submittal deadline</i>	February 23, 2021 @ noon
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification & LP Requests</i>	February 23, 2021 @ noon
<i>Public Information Written Comments</i>	No deadline

ADJOURNMENT

There being no further business, a motion was made by Mr. McMackin to adjourn at 9:40 PM. Seconded by Mr. Ivas and unanimously approved by roll call vote: Mott, aye; Ivas, aye; Bjorlin, aye; McMackin, aye; DeGiulio, aye; Woodill, aye.

I hereby certify that the above minutes were presented and approved by a majority vote by the Norwell Conservation Commission on March 16, 2021

Marynel Wahl
Marynel Wahl, Chair

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