



NORWELL CONSERVATION COMMISSION
 Room 112 / 345 Main Street / Norwell, MA and Remote
781-659-8022
January 24, 2023 @ 6:30PM
AGENDA

Instructions to Access Remote Participation Meeting:

Join Zoom Meeting via Video at: <https://us02web.zoom.us/j/7816598022> Meeting ID: 781 659 8022
 Please announce yourself and project if specific - when you are admitted to the remote meeting.

One Tap Mobile: +130171158592, 7816598022#

Or Dial by your location:

+1 301 715 8592 US (Germantown)

+1 646 558 8656 US (New York)

Meeting ID: 781 659 8022

Find your local number: <https://us02web.zoom.us/j/kh0JD6CBx>

6:30PM: CALL TO ORDER & AGENDA ACCEPTANCE

CITIZEN COMMENTS

COMMISSION BUSINESS

New:

- Donovan Barn - Electricity Connection
- Pathway Committee Discussion
- 563 Grove Street Discussion
- Engineering Proposals - 367 Circuit St, 135 Norwell Ave, 0 Stony Brook Lane

Old:

- 2023 Farm Plan Reviews / Cross Street Flower Farm
- Conservation Day 2023
- Warrant Articles

Administrative Permits & Requests:

Agent Report

Bills

Minutes (December 28th, 2022 & January 10th, 2023)

SUB-COMMITTEE UPDATES (OLD & NEW BUSINESS)

Open Space and Recreation	M. Wahl		CPC	B. McMackin
Land Protection	All		Trails and Signage	J. Ivas
Pathways	D. Luoma		Project Grid Review	All
Farming	R. Mott		Trail Work Update	R. Mott
Grants	B. McMackin		Norwell Community Gardens	BM RM
Conservation Land over All	BM RM MW		Special Programs: Invasives	BW TD
Special Programs: Education	TD			

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. Return to regular meeting.

7:00pm

PUBLIC HEARINGS/LEGAL DOCUMENTS/VOTES

*Legal Documents/Votes *Minor Amendments, Reviews,*CoC's*Requests for Determination

*Notices of Intent *Enforcements/ Violations

9 Ford's Crossing / SE52-822 & NCC# 17(06) / Pool Installation & Restoration

Request for CoC (cont.) Applicant: Ralph & Karen Eaves / Representative: N/A

34 Turner's Way / SE52-1158 & NCC# 39(18) / Deck Removal & Addition

Request for CoC (cont.) Applicant/Representative: Peter Bilodeau, Bilodeau Builders

40 Turner's Way / SE52-1102 & NCC# 27(16) / Landscape Improvements

Request for CoC (cont.) Applicant/Representative: Peter Bilodeau, Bilodeau Builders

430 Grove Street / SE52-xxxx & NCC# 1(23) / Raze existing structures & rebuild SFH w/ Garage

NoI / OoC Applicant: John Hornstra / Representative: Gary James, James Engineering

367 Circuit Street / NCC# 36(22) / Landscaping

RDA / DoA (cont.) Applicant: James Ward / Representative: Deb Keller, Merrill Engineers & Land Surveyors

- **Applicant has requested to withdraw this RDA application without prejudice** -

367 Circuit Street / NSW# 10(22) / Stormwater for Construction of a Single-Family Home & Farm

Request for LDP / LDP (cont.) Applicant: James Ward / Rep: Deb Keller, Merrill Engineers & Land Surveyors

367 Circuit Street / SE52-xxxx & NCC# 2(23) / Filling of IVW, Driveway & Landscaping

NoI / OoC Applicant: James Ward / Representative: Deb Keller, Merrill Engineers & Land Surveyors

3 Beers Avenue / SE52-1264 & NCC# 43(22) / Septic Upgrade

NoI / OoC (cont.) Applicant: Doug Reardon / Representative: Greg Morse, Morse Engineering

White Barn Village / SE52-1245 & NCC# 6(22) / Construction of (40B) Development of 11 Bldgs & 40 Units, incl.

roadways, access driveways & related infrastructure NoI / OoC (cont.) Applicant: Brian Murphy, White Barn Lane, LLC / Representative: Bradley McKenzie, McKenzie Engineering Group

PENDING SUBDIVISION / COMMERCIAL DEVELOPMENT UPDATES:

Damon Farm (Washington Street)

Hanover Mall (South/Mill Street)

Schooner Estates (Stetson Road)

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

VIOLATION DISCUSSIONS:

Till Rock Lane Lot 15

74 R Stetson Shrine Ln

20 Common St

LEGAL ISSUES

Historic Barrel Lane (Block 59, Lot 56 & Block 69, Lot 18) – update on the legal process

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

ENFORCEMENT UPDATES, MEETINGS OR HEARINGS:

And other such matters that may be pending before the Commission

The Commission reserves the right to discuss matters other than scheduled public hearings in an order other than as posted. The Board further reserves the right to discuss matters which could not reasonably be anticipated at the time of the posting of this meeting notice.

Plans and documentation for all items on this agenda are on file in the Conservation Office and will be available during the hearing/meeting.

Please be advised that Conservation meetings are audio recorded for the purpose of creating meeting minutes.

Should this meeting be canceled due to unforeseen circumstances, the entire agenda will be heard at the next Commission meeting.

<i>Next Meeting</i>	February 7, 2023
<i>NEW filing applications due date/deadline</i>	<i>January 24, 2023 @ noon</i>
<i>Legal Notice publication date-Patriot Ledger</i>	<i>January 31, 2023</i>
<i>Revised Information submittal deadline</i>	<i>January 31, 2023 @ noon</i>
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification &LP Requests</i>	<i>January 31, 2023 @ noon</i>
<i>Public Information Written Comments</i>	<i>No deadline</i>