



## NORWELL CONSERVATION COMMISSION

Room 112 / 345 Main Street / Norwell, MA and Remote

781-659-8022

July 19, 2022 @ 6:30PM

### AGENDA

***This remote meeting was posted prior to the anticipated expiration, Thursday, July 15<sup>th</sup> at midnight, of the pandemic-related Open Meeting Law relief. Although it was anticipated that the MA General Court would take action to resolve the current ambiguity in the application of the law and any further extensions, at this time no conclusion has been reached. This meeting, already posted in accordance with the provisions of the Open Meeting Law, will be held as scheduled to avoid interruption of vital government services the public has come to expect and to avoid excluding members of the public who planned to attend remotely.***

***Please note: If the bill dictating new/updated legislature of the Open Meeting Law is not passed & signed prior to this meeting, it will need to be held strictly In-person only. If, in fact, it is passed & signed by Tuesday (7/19/22), then the meeting will take place as a Remote-only meeting. Please feel free to call our office (#781-659-8022) on Tuesday, prior to meeting, to confirm the location.***

#### **If Remote:**

#### **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**

#### **COMMISSION BUSINESS**

##### **Citizen Comments**

##### **New:**

- Field Gear/Town Shirts for Agent & Commissioners
- Circuit Street, Lot 1 (Zhu) – Land Disturbance Permit Application

##### **Old:**

- 98 Accord Park – Stormwater Survey (cont.)

##### **Administrative Permits & Requests:**

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**Agent Report**  
**Bills**  
**Minutes (June 28<sup>th</sup>, 2022)**

**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

**Lot 2, Hitching Post Lane / NCC# 25(22) / Woodland Clearing & Grading assoc. w/ SFH Home**

**RDA / DoA** Applicant: Highland Estates Norwell, LLC / Representative: James Garfield, Morse Engineering

**85 Mount Blue Street / NCC# 26(22) / Retaining Walls, Grading & Installation of Drainage outlet pipe**

**RDA / DoA** Applicant: Nicholas & Victoria Salvatoriello / Representative: Al Loomis, McKenzie Eng.

**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

**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

**\*\*Applicant has requested this hearing to be continued to the August 16, 2022 Meeting \*\***

**818 Main Street / SE52-1254 & NCC# 24(22) / Pool, Patio & Fence**

**NoI / OoC** Applicant: James Hinchey / Representative: Paul Mirabito, Ross Engineering

**98 Meadowbrook Lane / SE52-1257 & NCC# 27(22) / Garage Improvements**

**NoI / OoC** Applicant: Monique & Philip Souza / Representative: Steve Ivas, Ivas Environmental

**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:**

170 Pleasant St

Till Rock Lane Lot 15

74 R Stetson Shrine Ln

135 Norwell Ave

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>	<b>August 2, 2022</b>
<i>NEW filing applications due date/deadline</i>	<i>July 19, 2022 @ noon</i>
<i>Legal Notice publication date-Patriot Ledger</i>	<i>July 25, 2022</i>
<i>Revised Information submittal deadline</i>	<i>July 26, 2022 @ noon</i>
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification &amp;LP Requests</i>	<i>July 26, 2022 @ noon</i>
<i>Public Information Written Comments</i>	<i>No deadline</i>