



NORWELL CONSERVATION COMMISSION
 Room 112 / 345 Main Street / Norwell, MA and Remote
781-659-8022
October 4, 2022 @ 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

COMMISSION BUSINESS

Citizen Comments

New:

- Pathway Committee - Masthead CPC Article
- Doody Calls - Proposal for Dog Waste Stations

Old:

-

Administrative Permits & Requests

Agent Report

Bills

Minutes (September 20th, 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		Conservation Land over All	BM RM MW
Special Programs: Education	TD		Special Programs: Invasives	BW 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

Brattle Road / SE52-525 & NCC# 16(97) / Construction of 4-Lot Subdivision w/ Stormwater Components

Request for CoC (cont.) Applicant: Jeffrey Collins / Representative: Paul Mirabito, Ross Eng.

100 Lincoln Street / SE52-1209 & NCC# 12(21) / Septic Upgrade

Request for CoC (cont.) Applicant: Jon Rice / Representative: James Garfield (Morse Engineering)

49 Green Street / SE52-1177 & NCC# 32(19) / Pool House, Garage & Vegetation Management

Request for CoC Applicant: William Lazzaro / Representative: Darren Grady, Grady Consulting

49 Green Street / SE52-1081 & NCC# 12(15) / Raze & Rebuild of Single-Family Home

Request for CoC Applicant: William Lazzaro / Representative: Darren Grady, Grady Consulting

77 Trout Brook Lane / NCC# 34(22) / Septic Upgrade

RDA / DoA Applicant: Peter & Lois Sinatra / Representative: Greg Morse, Morse Engineering Co.

43 Duncan Drive / NCC# 35(22) / Septic Repair

RDA / DoA Applicant: Suellen Oliveira / Representative: Darren Grady, Grady Consulting, LLC

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

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

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

Request for LDP / LDP Applicant: James Ward / Representative: Deb Keller, Merrill Engineers & Land Surveyors

0 Leonard Lane (Lot 2) / SE52-1236 & NCC# 61(21) / Single-Family Home Construction & Driveway Improvement

NoI / OoC (cont.) Applicant: Paul Gratta / Representative: Josh Green, Merrill Engineering

0 Stony Brook Lane (Lots 55 & 56) / NSW# 3(22) / Stormwater for Construction of a Single-Family Home

Request for LDP / LDP (cont.) Applicant: Gregory Webb, Webb Builders / Rep: Greg Morse, Morse Engineering

0 Stony Brook Lane (Lots 55 & 56) / SE52-1247 & NCC# 9(22) / Construction of a Single-Family Home

NoI / OoC (cont.) Applicant: Gregory Webb, Webb Builders / Representative: Greg Morse, Morse Engineering

Lot 1, Circuit Street / NSW# 7(22) / Stormwater for Construction of a Single-Family Home & Appurtenances

Request for LDP / LDP (cont.) Applicant: Julia Zhu/ Representative: Al Loomis, McKenzie Engineering

**** Applicant has requested a Continuation of this hearing to the October 18th, 2022 Meeting ****

135 Norwell Avenue / NSW# 9(22) / Stormwater for Construction of a Single-Family Home

Request for LDP / LDP (cont.) Applicant: Nikolas Tasiopoulos / Representative: James Garfield, Morse Engineering

135 Norwell Avenue / SE52-1259 & NCC# 32(22) / Raze, Rebuild & Restoration

NoI / OoC (cont.) Applicant: Nikolas Tasiopoulos / Representative: James Garfield, 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 Nol / OoC (cont.) Applicant: Brian Murphy, White Barn Lane, LLC / Representative: Bradley McKenzie, McKenzie Engineering Group

**** Applicant has requested a Continuation of this hearing to the November 1st, 2022 Meeting ****

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 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>	October 18, 2022
<i>NEW filing applications due date/deadline</i>	<i>October 4, 2022 @ noon</i>
<i>Legal Notice publication date-Patriot Ledger</i>	<i>October 10, 2022</i>
<i>Revised Information submittal deadline</i>	<i>October 11, 2022 @ noon</i>
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification & LP Requests</i>	<i>October 11, 2022 @ noon</i>
<i>Public Information Written Comments</i>	<i>No deadline</i>