



**NORWELL CONSERVATION COMMISSION**  
 Room 112 / 345 Main Street / Norwell, MA and Remote  
**781-659-8022**  
**September 20, 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:**

- Hunting Season (2022/2023): Information Session & Questions
- CPC Articles (F/Y 2024)

**Old:**

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**Administrative Permits & Requests:**

-

**Agent Report**

**Bills**

**Minutes (September 6<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		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

**19 Prospect Street / SE52-1058 & NCC# 27(14) / (After-the-Fact) Restoration to resolve violation**  
Request for CoC (cont.) Applicant: James & Rebecca Maynard / Representative: Mahoney Law Group

**100 Lincoln Street / SE52-1209 & NCC# 12(21) / Septic Upgrade**  
Request for CoC Applicant: Jon Rice / Representative: James Garfield (Morse Engineering)

**285 Prospect Street / SE52-875 & NCC# 44(07) / Addition**  
Request for CoC Applicant: Rodney Heger / Representative: Steve Ivas, Ivas Environmental

**Adoption & Implementation of new Bylaw Order of Conditions' under Wetland Bylaw & Regulations (Chapter 61, Article 1 & Chapter 303, Article 1) and Stormwater Bylaw & Regulations (Chap. 65, & Chapter 303, Article 2)**

**215 Bowker Street / NCC# 33(22) / Install Underground Propane Tank**  
RDA / DoA Applicant: Jonathan Foster / Representative: Brian Taylor, Stenbeck & Taylor, Inc.

**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

**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 October 4<sup>th</sup>, 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:**

52 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>October 4, 2022</b>
<i>NEW filing applications due date/deadline</i>	<i>September 20, 2022 @ noon</i>
<i>Legal Notice publication date-Patriot Ledger</i>	<i>September 26, 2022</i>
<i>Revised Information submittal deadline</i>	<i>September 27, 2022 @ noon</i>
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification &amp;LP Requests</i>	<i>September 27, 2022 @ noon</i>
<i>Public Information Written Comments</i>	<i>No deadline</i>