



NORWELL CONSERVATION COMMISSION
Room #112 / 345 Main Street / Norwell, MA
January 15, 2019 @ 6:30 PM
Minutes

TOWN OF NORWELL
TOWN CLERK
2019 MAR 20 AM 9:51
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Present: Chair Marynel Wahl, Vice Chair Bob Woodill, Bob McMackin, Ron Mott, Roy Bjorlin, Justin Ivas, Ellen Markham, Conservation Agent Nancy Hemingway, and Recording Clerk C. Sullivan. Mr. Ivas arrived at 6:40 pm. Mr. Bjorlin arrived at 7:30 pm.

CALL TO ORDER

The meeting was called to order at **6:30 pm** by Chair Marynel Wahl. The meeting was recorded.

AGENDA ACCEPTANCE

Motion by Mr. Mott to approve the agenda as posted. Seconded by Mr. Woodill and unanimously voted.

COMMISSION BUSINESS

New Business

Ms. Hemingway briefly discussed the list of upcoming meetings and deadlines provided in her Agent's Notes. All Commissioners must complete online State Ethics Training by January 30.

Advisory Board Presentation

The Commission discussed the Advisory Board's guidelines for budget presentations, including challenges (trail crew staffing, 40B projects, and management of new development permits) and areas for improvement (public outreach, social media presence and education programs). Ms. Hemingway will be presenting the Conservation Department budget to the Advisory Board on January 24.

Old Business

Carleton Fields Discussion

The Commission reviewed a draft map of the property drafted by Mr. Ivas, and discussed its recommendation to the Carleton Committee on uses for the property. Mr. Ivan expressed interest in a Braille Trail but noted the significant maintenance requirements.

Mr. McMackin suggested that the Commission recommend that everything except for about 28 acres of developable upland be set aside for conservation, that links be made to trails on all adjoining Commission properties, and that they express willingness to collaborate with all interested parties on the remaining developable land. Mr. Ivas will update the draft maps to include the trails on adjoining properties and possible linkages.

Chair Wahl suggested that they also create a conceptual trail maintenance budget. Also discussed was the quantity and location of parking and whether to propose adding the Stetson House to the property for a visitor's information center. Neither water nor electricity would be needed. Ms. Hemingway will work on a narrative for presentation to the Carleton Committee.

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Norwell Farms: 2018 Fall Stabilization Plan & 2019 Farm Field Plan Review

Nikki Bartley and Mari Bell present for Norwell Farms and Cross Flower Farm.

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The Commission reviewed the 2019 farm plan for Norwell Farms, which proposes the cultivation of flowers and vegetables on about 5 acres of the property and possibly the keeping of chickens. They are applying for a USDA grant to purchase high tunnels (greenhouses) for season extension. The tunnels would be 30 by 90 ft or possibly smaller, and function as unheated greenhouses; they are flexible on where to place them. An application to Historic New England will need to be made by the Commission. The farmers will return to the Commission for review of the Greenhouse Tunnels when/if the grant is approved. All plastic from the tunnels will be removed from the fields by the end of April each year.

In response to a query from Chair Wahl, Ms. Bartley indicated they would not be offering a vegetable CSA this year, but would have a vegetable stand including local produce grown on and off-farm. Mr. Mott commented that this year's planting plan suggested they were switching from growing vegetables to flowers, and he hoped the farm would sway back to vegetables in the future; Ms. Bartley replied their plan was to grow more vegetables as the farm gets re-established. They are also working with the town to phase out the current sub-lease arrangement. Two separate licenses will be issued by the Board of Selectmen for the next year, 2020.

Mr. McMackin asked about the use and disposal of plastic in the fields. Ms. Bell indicated they would be using landscape fabric, which can be reused for up to a decade. They will be using a biodegradable mulch layer.

Chair Wahl requested that they come back before the Commission when they receive funding for the high tunnels; wall clearing dates and a possible need for temporary storage space will be discussed at that time.

Motion by Mr. Ivas to approve the 2019 farm plan for Norwell Farms. Seconded by Mr. Woodill and unanimously voted.

Budget quotes for high def. screen for projecting meeting materials

The Commission reviewed the quotes Ms. Hemingway received for the purchase and installation of a high-definition screen in the Conservation Office. Ms. Hemingway advised that IT had told her they would be unable to do the installation. They relayed the request to Jon Lunn. Lunn estimated \$1154.60 to install, along with the cost of the equipment, \$5004.00, the estimated cost for the entire system installed will be \$7500.00. This request is to be submitted to Town Administrator Peter Morin.

Motion by Mr. Ivas to authorize the Conservation Agent to relay a quote of \$7500.00 to the Town Administrator for the purchase and installation of a high-definition screen for the Conservation Office. Seconded by Mr. Bjorlin and unanimously voted.

SUB-COMMITTEE AND PROJECT UPDATES (OLD & NEW BUSINESS)

| | | | | |
|-----------------------|-------------|---------------------|-------------|--------------|
| Open Space Recreation | M. Wahl | CPC | 2019 MAR 20 | B. McMackin |
| Land Protection | All | Trails and Signage | | R. Woodill |
| Pathways | R. Woodill | Project Grid Review | | All |
| Farming | R. Mott | Trail Work Update | | N. Hemingway |
| Grants | B. McMackin | | | |

Land Protection

Ms. Hemingway advised that some trees were down from recent storms, and asked Commissioners to think of possible trail maintenance projects that could be paid for with existing funds.

Bylaw Review

Mr. Woodill advised that the Committee was meeting tomorrow to vote on the bylaw edits suggested by General Code.

CPC

Mr. McMackin discussed the CPC meeting the previous week to discuss the Commission's funding applications. The application for an additional 10% distribution to the Conservation fund had been withdrawn, but he thinks the other applications will go forward.

The Jacobs West proposal prompted some discussion about the importance of trail connection completely around Jacobs Pond. Patrick Campbell is pursuing this with the Pathways Commission. Mr. Woodill advised that the Recreation Commission had voted unanimously to oppose this proposal because of the already-existing playground. Ms. Hemingway indicated she has discussed the project with Recreation Commissioner George Grey and the information submitted to them had been incomplete and did not reflect the intent of the project.

Farming

Mr. Mott has asked John Hornstra for a cost estimate to install livestock fencing at Jacobs West field. He is willing to bear some of the associated cost, and the Commission will look at funding options. Ms. Hemingway will research the deed to confirm that livestock may be kept there.

Grants

Chair Wahl advised that MassTrails grant applications were due February 1, and the Commission discussed projects eligible for funding. Ms. Hemingway will see if the grant is applicable for funding for a boardwalk between the Simon Hill and Hatch Lots trails, and will check with Trees & Grounds Commissioner Glenn Ferguson as to whether the department has purchased a trail groomer.

Trail Work Update

The Commission discussed an incident regarding one of the trail workers. Ms. Hemingway took responsibility for giving ambiguous instructions to the worker, but requested that Commissioners call her for clarification if Commissioners observe any issues with trail workers in the field. Mr. Mott questioned why fallen trees away from the trail edge were being cut up. Also discussed was the scope of chainsaw work that could be performed by volunteers.

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MISCELLANEOUS

Bills

The following bills were presented for payment:

- o Chris Sullivan - \$150 – minutes 12/18/18
- o Tree and Grounds - \$339.12 – Donovan connector payroll 12/8/18
- o Tree and Grounds - \$339/12 – Miller Dangerous Tree removal 12/15/18
- o Steve McViney - \$78.00 – Trail work 12/9-12/20
- o Steve McViney - \$175.50 – Trail work 12/29-1/6
- o Chessia Consulting - \$79.00 – Curtis Farm stormwater grading Toll Bros 11/6
- o EcoTec - \$60.00 – Damon Farm submittal review

Motion by Mr. Mott to pay the listed bills. Seconded by Ms. Markham and unanimously voted.

Minutes

Tabled.

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.

7:00PM: PUBLIC HEARINGS LEGAL DOCUMENTS/VOTES

****Legal Documents/Votes **Minor Amendments, Reviews, CoC Requests**

****Requests for Determination **Notices of Intent **Enforcements/ Violations**

REFER TO AGENTS NOTES FOR COMPLETE COMMENTS TO THE COMMISSION

40 Norwell Avenue / SE52-1124 & NCC# 32(17) / Oil Release Remediation

Request for CoC Applicant: Roy & Anna Colella / Representative: Brad McKenzie, McKenzie Eng.

Applicant requested continuation to February 5, 2019.

Motion by Mr. Mott to continue the matter to February 5, 2019 at 8 PM. Seconded by Ms. Markham and unanimously voted.

(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.) Applicant: Mark Raimondi (Circuit St. R/T) / Representative: Gary James, James Engineering

Mr. Woodill read the Notice of Public Meeting.

Applicant requested continuation to March 5, 2019. Ms. Hemingway requested authorization to hire Chessia Consulting to conduct the stormwater review, or to solicit bids.

Motion by Mr. Mott to hire Chessia Consulting to conduct the stormwater review for the project. Seconded by Ms. Markham and approved by a 4-0 margin, Commissioners Ivas and McMackin having been absent from the vote.

Motion by Mr. Mott to continue the matter to March 5, 2019 at 8 PM. Seconded by Mr. Woodill and approved by a 4-0 margin, Commissioners Ivas and McMackin having been absent from the vote.

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7:30PM: PUBLIC HEARING

Simon Hill (Off Prospect St.) / SE52-1154 & NCC# 35(18) / Comprehensive Permit for Dev. Project including Roadway, Parking, Retaining Walls & associated Infrastructure NoI / OoC (cont.) Applicant: Brian Murphy, Simon Hill, LLC / Representative: B. McKenzie, McKenzie Engineering

Commissioner McMackin recused from voting but remained in the room as a resident. The matter was continued to allow for receipt of a final quote from Gillian Davies and Ingeborg Hegeman, BSC Group, for the stormwater peer review.

Motion by Mr. Woodill to continue the matter to February 5, 2019 at 7:30 PM. Seconded by Mr. Ivas and approved 5-0, Mr. McMackin having recused.

8:00PM: PUBLIC HEARINGS / LEGAL DOCUMENTS / VOTES

64 South Street / NCC# 41(18) / Raze & Rebuild Public Library (including parking, grading, etc.)

RDA / DoA Applicant: Town of Norwell, Board of Trustees / Rep: Rachel Luna, Nitsch Eng.

Mr. Woodill read the Notice of Public Meeting. Mr. Ivas filed a perceived conflict of interest form, noting that he had no actual conflict in reviewing the project as the wetlands had already been delineated and approved in an earlier hearing.

The Commission reviewed aspects of the Public Library raze and rebuild. The construction project will be located 80 feet from the closest point of wetland. The work in adjoining resource area consists primarily of restoration of already disturbed areas. Construction zone work will occur on existing pavement and disturbed area or will be out of the jurisdictional buffer. Ms. Luna advised they will be restoring previously disturbed area with native vegetation, which she stated will more than offset the additional parking area. They will use erosion control along the limit of work, and have a plan for long-term pollution prevention and stormwater maintenance.

Richard Pomroy, Pomroy Associates, advised that construction will be done over the summer. Work on the roadway, but not the building, is scheduled to be completed by the fall. Ms. Hemingway indicated she will make weekly site visits. Pomroy will also have someone monitoring the site for the Town.

The project was approved, as it involves minimal work in buffer and wetland, and significant areas of resource will be restored as the project is completed. A set of stamped plans with a scale is required to be submitted prior to the start of work on site. A planting plan will also be required.

Motion by Mr. Woodill to issue a DOA, pos 2A, pos 5, neg 2 and 3, with a short-form OoC conditions list attached. Seconded by Mr. Mott and approved 5-0, Mr. Ivas having abstained.

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Lot 62, Stony Brook Lane / SE52-1153 & NCC# 34(18) / Single-Family Home
NoI / OoC (cont.) Applicant: Thomas Williams / Rep: Valovia Costa, Goddard Consulting

Mr. Costa advised that the site had been staked out as requested, and information requested by the Commission would be forthcoming from the project engineer. They have minimized the driveway footprint, and are willing to remediate a neighboring fill area. Ms. Hemingway advised she would need a dewatering plan, well locations, and drilling protocols. She also requested that they double-check the staking. Commissioners will make individual site visits.

Mr. Mott commented that the Commission typically did not permit well drilling in buffer zones with new construction. Ms. Hemingway advised that a project on the site had been permitted by a previous commission, and the legal history concerning the property would make a denial difficult to uphold.

Applicant assented to a continuation to February 5. Ms. Hemingway will email Mr. Costa and the project engineer with a follow up list of the additional information needed.

Motion by Mr. Ivas to continue the matter to February 5, 2019 at 8 PM. Seconded by Mr. Woodill and unanimously voted.

41 Accord Park Drive / SE52-1150 & NCC# 30(18) / Parking Area Improvements, Landscaping & Stormwater NoI / OoC (cont.) Applicant: Robert D. Sullivan, Trustee / Representative: SITEC

Applicant requested continuation to March 5, 2019.

Motion by Mr. Ivas to continue the matter to March 5, 2019 at 8 PM. Seconded by Mr. Woodill and unanimously voted.

16 Circuit Street / SE52-1159 & NCC# 40(18) / Installation of a Pool & Fence
NoI / OoC (cont.) Applicant: Kevin McKinnon / Representative: Darren Grady, Grady Consulting

Applicant requested continuation to February 5, 2019.

Motion by Mr. Ivas to continue the matter to February 5, 2019 at 8 PM. Seconded by Ms. Markham and unanimously voted.

386 River Street / SE52-1160 & NCC# 41(18) / Detached 2-Car Garage
NoI / OoC (cont.) Applicant: Jerzy Hrebenko / Representative: Mark Manganello, LEC Env. Cons.

Applicant requested continuation to March 5, 2019.

Motion by Mr. Ivas to continue the matter to March 5, 2019 at 8 PM. Seconded by Mr. Mott and unanimously voted.

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77 Kings Landing / SE52-1161 & NCC# 42(18) / Raze & Rebuild Single-Family Home NoI / OoC Applicant: Eric Chiasson / Representative: Cameron Larson,

Mr. Woodill read the Notice of Public Meeting. Applicant and several area residents present.

The Commission reviewed a proposal to raze and rebuild an existing single-family home on a small lot near the end of King’s Landing. The lot was delineated by ECR; adjacent resource areas include BVW, salt marsh, and LSCSF; it sits in FEMA flood zone AE, elevation 10 feet.

Mr. Larson indicated the home will be rebuilt entirely within the existing footprint; the lot will be landscaped with native materials and a silt sock will be used for erosion control at the limit of work. All disturbed areas will be stabilized upon the end of work. Several neighbors in attendance indicated their support for the project.

Ms. Hemingway commented there was no room on the site to stockpile materials or construction waste, and requested a construction sequencing plan prior to the start of work. The project was approved, as the work proposed is entirely within the footprint of the existing home. A special condition was added requiring construction sequencing prior to the start of work.

Motion by Mr. Mott to approve the NoI with a short-form OoC and condition as noted. Seconded by Mr. Woodill and unanimously voted.

8:30PM: PUBLIC HEARING

Old Oaken Bucket Estates / SE52-1138 & NCC# 11(18) / Roadway Construction, SFH, Septic, Stormwater & Grading NoI / OoC (cont.) App: John Kopacz / Rep: Marta Nover, Nover-Armstrong

Applicant John Kopacz present, along with Greg Morse and Jeff Hassett, Morse Engineering, and Marta Nover, Nover-Armstrong. Attorney Walter Sullivan also present. Commissioner Ivas recused himself from voting but remained in the room as a resident.

Mr. Hassett reviewed changes and submissions since the previous meeting, including a response to previously written Commission comments, a revised IVW replication plan, 100-year storm elevations for both “farmed” and “non-farmed” scenarios, and an operations and maintenance plan specifying that the Homeowners Association will be responsible for stormwater system maintenance if the cranberry farm is abandoned. He noted that part of the Cross St runoff was being captured and treated and the project resulted in a net increase in water quality overall.

All parties discussed the updated site plan, which adds FEMA flood elevations and shows a change in the location of the proposed stormwater basins and outlets plus riprap outlets to slow the stormwater flow and better disperse it into the reservoir. Photos showing the locations of proposed stormwater basins and outlets in the 50 ft buffer were also reviewed. Ms. Nover stated that these areas were already disturbed presently, and the project with its associated plantings would improve their functionality.

The Commission also discussed the nature of the easement granted to the HOA for stormwater system maintenance, with Attorney Sullivan indicating they have also given the Town the right,

but not the obligation, to enter the easement. Ms. Hemingway suggested that the Commission could condition its final approval on review and acceptance of the HOA document prior to the start of work.

Regarding construction, Mr. Hassett indicated that the current upland bogs would be used as temporary sediment basins, and all stockpiling and staging will take place outside the 100-foot buffer. Applicants were advised to take care with soil stockpiling and to be sure to destroy any invasives prior to stockpiling to avoid issues with invasives. The Commission was encouraged to consider requiring a bond from contractors for invasives control. Signage will be required along the limit of grassland/yard.

In response to a query from Mr. Woodill regarding equipment storage and pump houses in the remaining farm, applicant Kopacz indicated he would be removing one pump house and keeping two, would be tearing down the existing large barn, and was looking at options for building a new, smaller one.

Applicant assented to a continuation. Ms. Hemingway noted that consulting engineer John Chessia's final stormwater review will be available for discussion at the February 5 meeting.

Motion by Mr. Woodill to continue the matter to February 5, 2019 at 8:30 PM. Seconded by Mr. Mott and approved by a 5-0 margin, Mr. Ivas having recused.

After the vote, the Commission briefly discussed scheduling another working session to review the project.

PENDING SUBDIVISION / COMMERCIAL DEVELOPMENT UPDATES:

None

PUBLIC MEETINGS:

Barrel Lane (Historic) – Part of Curtis Farm Lane – Rodriquez – update
Neighbors continue to monitor the area.

ADMINISTRATIVE PERMITS & REQUESTS

Please refer to the Agents Notes available in the Conservation Office.

VIOLATION DISCUSSIONS

None

ENFORCEMENT HEARINGS

None

AGENT'S REPORT

TOWN/REGIONAL MEETINGS AFFECTING CONSERVATION

SCIENCE AND REGULATION IN THE NEWS

EDUCATION AND TRAINING OPPORTUNITIES

Please refer to the Complete Agents Notes available in the Conservation Office for details regarding these sections.

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|--|--------------------------------|
| <i>Next Meeting</i> | February 5, 2019 |
| <i>NEW filing applications due date/deadline</i> | <i>January 22, 2019 @ noon</i> |
| <i>Legal Notice publication date-Patriot Ledger</i> | <i>January 28, 2019</i> |
| <i>Revised Information submittal deadline</i> | <i>January 29, 2019 @ noon</i> |
| <i>Peer Review Info Deadline, CoC Requests, Minor Modification & LP Requests</i> | <i>January 29, 2019 @ noon</i> |
| <i>Public Information Written Comments</i> | <i>No deadline</i> |

ADJOURNMENT

There being no further business, a motion was made by Mr. Mott to adjourn at 9:34 PM. Seconded by Mr. Ivas and unanimously voted.

I hereby certify that the above minutes were presented and approved by a majority vote by the Norwell Conservation Commission on March 19, 2019.



 Marynell Wahl, Chairperson

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