

NORWELL CONSERVATION COMMISSION  
345 Main Street / Norwell, MA  
January 17, 2017 @ 7:00 PM - Room 112  
Final Minutes

**Present:** Marynel Wahl, Chair, Dave Osborne, Ron Mott, Bob Woodill, Justin Ivas, Bob McMackin, Stacy Minihane, Agent N. Hemingway, and Recording Clerk C. Sullivan. Mr. Ivas left at 9:54 PM; Mr. McMackin left at 10:10 PM.

**6:30PM: GENERAL INFORMATION DISCUSSION**

Town Bylaws and Regulations – Pre-OSRD and Preliminary Subdivision – 12/20/16 and (1/17/17 - w Don Mauch) -

**Tabled**, as Don Mauch advised he would be unable to attend.

**7:00PM: CALL TO ORDER**

The meeting was called to order at 7:00 pm by Chair Marynel Wahl. The meeting was recorded.

**AGENDA ACCEPTANCE**

*Motion made by Mr. Mott, seconded by Mr. Woodill, to approve the agenda as submitted. Unanimously voted.*

**COMMISSION BUSINESS**

**Old (cont.):**

**Meeting Minutes**

Farm Plan Review

*Norwell Farms/Jacobs and Barstow*

The Commission discussed the Land Use Proposal forms submitted by Norwell Farms for Jacobs Farm and Barstow fields. Jessica Chase and Hilary Desmond were present for Norwell Farms (NF). Ms. Chase advised the Commission that NF was about midway through the process of obtaining certification from Bay State Organic Certifiers.

*Jacobs Farm:*

Ms. Chase advised the Commission that they were working with Blue Barn Farms to use goats for poison ivy control near the walls on a trial basis. They are researching logistics as well as any possible impact on the organic certification process. Ms. Desmond added that the goats would be enclosed in a mobile, solar-powered electric fence.

NF also wants to put in two chicken coops to be moved around the edges of the field for weed cleanup, predator protection, and educational purposes. Ms. Wahl requested that this be added to the narrative on the Land Use Proposal form.

Commissioners discussed the removal of a pile of stone and cement blocks near the burn pile by the Science Center. Ms. Chase will ask Scott Franklin where they came from, figure out a plan for their removal, and then follow up with the Commission. Ms. Hemingway requested that this also be added to the Land Use form narrative.

Ms. Chase also reported that they are clearing out the East Barn and storing tools in the Carriage House, installed a new kiosk, and want to place a portapotty in back of the barn and not visible from the street.

Mr. Mott advised that he and Mr. Osborne are in the process of clearing the back wall. There are still a few trees that, once removed, will give NF more area to farm.

Ms. Chase requested that the series of site visit from the Commission for this upcoming season be scheduled in advance as had been done this past year. Mr. Mott will email site visit dates to the farmers.

*Barstow Field:*

Ms. Chase reported that Scott Franklin wants to see if a cover crop of buckwheat will alleviate weed pressure in this field; he will plant a fall crop of winter squash if this succeeds. Mr. Osborne requested that NF clear the left side in return for their use of this field. Mr. Mott noted that this would not involve a lot of work. Ms. Chase will convey this request to Scott.

Mr. Osborne also asked NF to change the field edge maintenance in the Required Mandatory Maintenance section to "two times or as required" per year. Ms. Hemingway agreed that twice-a-year maintenance would not be enough to keep the walls cleared.

The forms need to be amended to add narratives regarding stone block removal and chicken coop plans for Jacobs and clearing plans for Barstow. The Commission will vote on the amended forms at a future meeting.

*Whitaker/Donovan*

Mr. Whitaker submitted a Notice of Withdrawal as to the use and maintenance of Donovan Field. The Commission discussed field maintenance going forward (Norwell Trees and Grounds will mow), and will send Mr. Whitaker a thank-you note for his work.

Bay Path Lane CR

There have been no further comments on the CRs. Ms. Hemingway advised that notice needs to be posted and the Commissioners need to come in and sign the CRs in front of a notary; this was tentatively scheduled for Wednesday, January 25 at 7 PM.

Harrow & Barstow CRs

Ms. Hemingway provided copies of the final CRs from Wildlands Trust, as much language was added, the matter was tabled to February 7 to allow the Commissioners time to review.

Project Management Checklist

The Commission reviewed an updated Project Manager Checklist provided by Mr. Mott, correcting a typo, reversing the order of two line items, and making several wording changes. Please see the final document for details.

*Motion by Mr. Mott, seconded by Mr. Ivas, to adopt the Project Management guidelines as amended in the meeting. Unanimously voted.*

40 Norwell Ave Cleanup

Ms. Hemingway gave a brief update regarding the E-cert discussed by the Commission on 12/20/16. She then circulated the report for the Commissioners to sign.

New:

Meeting Minutes

Highway Yard

The Commission broadly discussed the Highway Yard salt shed restoration and administrative permitting processes. Please refer to the Agents Notes. Administrative sign-offs have been added to the Commission Agendas and this will continue going forward.

**SUB-COMMITTEE UPDATES (OLD & NEW BUSINESS)**

		Notes/Meeting Minutes
Open Space and Recreation	M. Wahl	Feelers are out for a meeting.
Land Protection	All	Mr. Woodill discussed the updated plans for a boardwalk on River Street
Pathways	R. Woodill	
Trails/Signage	R. Woodill	A second pet waste box has been installed at Donovan Field.
CPC	D. Osborne	Mr. Osborne circulated a plan for parking and access to Wompatuck State Park from Grove Street, but reported that funds are scarce from the state
Farming	R. Mott	The Commission discussed the ongoing maintenance of Barstow Field if Norwell Farms withdraws.
Grants	B. McMackin	Fields Pond Foundation and 604b Pre-Assessment now available
Zoning Bylaw	R. Woodill	

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TOWN OF NORWELL  
TOWN CLERK

Projects Grid – updates – SEE LAST PAGE –

**MISCELLANEOUS**

1. Bills

- a. Fast Signs - \$570.35 – Kiosk Boards
- b. ABC Equip - \$70.95 – Chainsaw repair and new chain
- c. Chris Sullivan - \$150 – Minutes of 12/20
- d. Chessia - \$287.50 – 111 Pond St Peer review final review and site visit 11-15/22
- e. EcoTec - \$1171.78 – Delineation Peer review Stetson 101/111/169
- f. Polatin Ecological (nka -Land Stewardship Inc) – for treatment of phragmites at lot 6 First Parish per 52-988

- g. Plymouth County Registry of Deeds - \$308 – recording 4 deed update affidavits to correct land deeds given to the Care of the Commission.
  - h. N. Hemingway - \$??? – travel reimbursement Sept-Dec 2016 – not ready tabled to Feb 7.
  - i. AMWS – \$45.00 - 2017 membership dues
  - j. Ed Cox - \$97.00 – Trail work 12/14/16-1/16/17
2. Minutes
- a. 12/20
3. Contracts
- a. The final Contract for Jacobs Pond is in and ready to be signed. (Chair)

**Meeting Minutes**

1. Mr. Osborne read off the list of bills to be paid.  
*Motion by Mr. Osborne, seconded by Mr. Woodill, to pay the bills as listed. Unanimously voted.*
2. The minutes for the December 20, 2016 meeting were distributed. Two changes and two additions to the wording were requested.  
*Motion by Mr. Woodill, seconded by Mr. Mott, to approve the minutes of 12/20/16 as amended. Unanimously voted.*
3. Ms. Wahl advised the Commission that the Jacobs Pond contract is ready for signature.

**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.

**8:00PM: PUBLIC HEARINGS LEGAL DOCUMENTS/VOTES**  
 \*\*\*Legal Documents/Votes \*\*\*Minor Amendments, Reviews, CoC's  
 \*\*\*Requests for Determination \*\*\*Notices of Intent \*\*\*Enforcements/ Violations

**80 Old Meetinghouse Ln. /SE52-966 & NCC# 1(11)/Raze & Rebuild of Single-Family Home**  
 CoC (cont.) Applicant: Jeff DeMarco / Representative: Brendan Sullivan, Cavanaro Consulting

**Meeting Minutes**  
 Applicant Jeff DeMarco was present. The conservation bounds have been installed and the filing fee difference paid as set forth in the December 20, 2016 meeting.

*Motion by Mr. Woodill, seconded by Mr. Ivas, to approve the CoC. Unanimously voted.*

**63 Harbor Lane / SE52-1104 & NCC# 30(16) /ATF Lawn/Gravel Drive - Resource Restoration**  
 (ATF)NoI / OoC (cont.) Applicant: Greg Webb / Representative: Greg Morse, Morse Eng.

**Meeting Minutes**  
 Ms. Hemingway advised the Commission that the OoC and Local Bylaw Short Form have been prepared, and briefly recapped the conditions. Please refer to agents notes. She does not recommend the standard three-year timeframe for compliance, as this is a removal of

unauthorized fill as opposed to a new project. After some discussion, the Commission settled on a compliance date of June 30, 2017.

*Motion by Mr. Woodill seconded by Mr. Mott, to issue the OoC as conditioned, requiring compliance by June 30, 2017, under the Wetlands Protection Act and the Norwell Wetland Bylaw Short Form as amended and conditioned. Unanimously voted.*

**101, 111 & 169 Stetson Road / SE52-1106 & NCC# 36(16) / Delineation Confirmation**  
ANRAD / ORAD (cont.) Applicant: Stetson Road, LLC / Rep: Brad McKenzie, McKenzie Eng.

**Meeting Minutes**

The applicant has requested that the matter be continued to February 7 at 8:00 PM to give abutters enough time to comment on the site plan.

*Motion by Mr. Mott, seconded by Mr. Woodill, to continue the matter to February 7, @ 8:00 PM 2017. Unanimously voted.*

**River & Dover Street (portions) / SE52-1105 & NCC# 31(16) / Pathway – Phase 3**  
NoI / OoC (cont.) Applicant: Pathway Comm. / Representative: Justin Lamoureux, Horsley Witten.

**Meeting Minutes**

Ms. Hemingway briefly recapped her notes. The applicant submitted a plan revision to the office today along with a request to continue to February 7 @ 8:00 PM. Commissioners are welcome to review the revised plan and offer comments.

*Motion by Mr. Mott, seconded by Mr. Woodill, to continue the matter to February 7, @ 8:00 PM, 2017. Unanimously voted.*

**81 King's Landing / SE52-1107 & NCC# 37(16) / Septic System Upgrade & assoc. grading**  
NoI / OoC Applicant: Edward LeNormand / Representative: Al Loomis, McKenzie Engineering

**Meeting Minutes**

Al Loomis, of McKenzie Engineering, and Edward and Judy LeNormand were present. Mr. LeNormand distributed a project narrative to the Commission, and noted that the deck will be removed to allow access for construction and then rebuilt; some of the decking material may be stored offsite and reused. The yard is also being graded to make it flatter. Mr. Loomis advised that they are trying to minimize the height of the retaining wall, but it will be above ground to some degree.

Ms. Hemingway noted that she has no objection to any particular component of this project given the constraints of the property, but that more information is needed in order for the Commission to properly condition the project. Please refer to the agents notes for details.

The Commission then discussed the necessary additions and details. Mr. Mott requested that conservation posts be added along the marsh side of the property. Ms. Hemingway requested that the applicants add a plan for slurry containment to their narrative, including a backup plan

for its removal by trucks if necessary. She also requested that details be added as to construction vehicle access and plans to re-grade the yard, and that the springtime flood elevation be set forth on the site plan.

The Commission and applicants then discussed the possible impact of the house renovation on the septic install. Mr. Loomis stated they were fairly confident there will be no foundation work involved and wanted to get the approvals for the septic install as soon as possible. Ms. Hemingway suggested that they consider getting a sign-off from the building inspector that foundation work will not be required for the house renovation before proceeding on the septic install. General discussion ensued by the Commission without consensus being reached.

After further discussion, it was agreed to continue the matter to February 7. Mr. Loomis and the applicants will add to their narrative and consider their options. Items to be submitted include a well-slurry pit containment plan, addition of conservation posts along the salt marsh and clarification regarding removing the notes indicating that fence and planting beds are retaining walls. The revised plans are to include a clear limit of work for each of the three phases of construction proposed.

*Motion by Mr. Woodill, seconded by Mr. Mott, to continue the matter to February 7, @8:00 PM, 2017. Unanimously voted.*

**Norwell Conservation Comm. – Regulatory Review & Amendment Hearing (cont.)**

*Motion by Mr. Woodill, seconded by Ms. Minihane to continue to February 7<sup>th</sup> @8:00 PM, 2017. Unanimously voted.*

**PUBLIC MEETING:**

**Mt. Blue Street (Bl. 4, Lot 17) – Forest Cutting Submittal (Rodriguez)**

**Meeting Minutes**

Ms. Hemingway briefly advised that she has not heard back from Joe Perry.

**ADMINISTRATIVE REQUESTS**

**Meeting Minutes**

**23 Winter Street**

The owner has submitted the original plan for an unapproved conversion of a steel roof to full garage for administrative signoff. No action taken, the issue will be on the next agenda.

**281 Main Street**

The Commission discussed the removal of a retaining wall at the property pursuant to a Court order. The order was issued on September 21, and the wall has to be removed by January 21. Mr. Mott and Mr. Woodill will meet with the land owner tomorrow at the property.

**VIOLATION DISCUSSIONS**

**Meeting Minutes**

**Lot 62, Stoney Brook Lane**

Ms. Hemingway is waiting for an ANRAD to be filed on this matter. She summarized the status of the ZBA process to the Commission.

72 Old Meeting House Lane

Ms. Hemingway reported that construction work in the buffer has stopped.

AGENTS NOTES

- The Annual Town Meeting Warrant is open for Article submission through February 15, 2017.
- Annual Town Reports are also due by February 24<sup>th</sup>.
- Autumn Woods –The original ANRAD 52-648 was appealed to DEP. It has long since expired and is being refiled as a precursor to a 40B.
- Kopacz has submitted a 33 lot pre-OSRD for the Kopacz Cranberry property uplands. This is still in Chapter 61.
- An ANR for a lot wedged between London Hill and Block House was approved by the PB .
- Per the Office of Dam Safety Hazard Warning and order, Tree and Grounds has cleared the vegetation off the dam portion of the Jacobs Pond Dam.
- FEMA has issued a letter of map amendment for 66 Bridge St pulling the home out of the SFHA but leaving portions of the lot in the zone.
- Jeanne Cianciola has resigned effective as of the day she returned from extended flex leave. The position has been posted.
- CoA programs start in January this year. We have put in a request for Senior Trail Crew and some office assistance.
- The final peer reports for the Tack Factory Dam removal from Art Allen are available.
- The complete report can be found in the Agents Notes to the Commission.

**Adjournment**

*Motion made by Mr. Mott, seconded by Mr. Woodill, to adjourn at 10:17 PM. Unanimously voted.*

I hereby certify that the above minutes were presented and voted by a majority vote by the Norwell Conservation Commission on March 21, 2017.

  
Marynel Wahl, Chairperson

Minutes transcribed by Chris Sullivan

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SEAL OF NORWELL  
MAY 10 2017

