



TOWN OF NORWELL
TOWN CLERK

NORWELL CONSERVATION COMMISSION
Room 112 / 345 Main Street / Norwell, MA
March 19, 2019 @ 6:30PM
Minutes

APR 24 AM 10:47

RECEIVED

Present: Chair Marynel Wahl, Vice Chair Bob Woodill, Ron Mott, Justin Ivas, Ellen Markham, Conservation Agent Nancy Hemingway, and Recording Clerk C. Sullivan. Bob McMackin and Roy Bjorlin were absent. Mr. Ivas arrived at 6:37 pm.

CALL TO ORDER

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

AGENDA ACCEPTANCE

The Commission reviewed the proposed agenda and discussed changes and additions. Ms. Hemingway added discussions regarding Administrative permits for soil boring at Osborne Field and an emergency septic repair at 710 Grove Street.

Motion by Mr. Woodill to approve the agenda as amended. Seconded by Mr. Mott and approved by a 3-0 margin, Mr. Ivas having been absent from the vote.

COMMISSION BUSINESS

New Business

NSRWA – Brian Taylor, Use Request for Jacobs Pond (June 16th)

Environmental Educator Brian Taylor and Executive Director Samantha Woods present for NSRWA.

Mr. Taylor discussed a proposal to host a group canoeing event on Jacob's Pond over the Father's Day weekend. Member and non-member fees will be charged to cover costs, and the event will be limited to 12 participants. NSRWA will name the town as an insured party for the event, and Ms. Hemingway will make sure the event does not conflict with the upcoming pond treatment. Ms. Woods added that they are looking to gauge public interest in additional events; she will reach out to the Recreation Department to coordinate future offerings in Norwell.

Motion by Mr. Woodill to approve the NSRWA Father's Day event as proposed. Seconded by Mr. Mott and unanimously voted.

Old Business

Cross St Flower Farm – Nikki Bartley, Green House Tunnel request to HNE

Nikki Bartley present for Cross Street Flower Farm (CSFF), Cara Gilmartin and DeeDee Tobias present for Norwell Farms (NF); Selectman Ellen Allen also present.

Ms. Bartley advised that NF/CSFF has applied for a USDA grant for up to three additional high tunnels to extend growing season. The grant is conditioned upon the structures not being moved for four years. The exact number of structures purchased will depend on the size of the grant award.

Commissioners reviewed a map showing four possible locations for the tunnels. In response to a question from Mr. Mott, Ms. Bartley stated that abutters' views of the tunnels would be screened by foliage in the summer; they would work to address abutter concerns at other times of the year.

Commissioner Mott expressed concern at the impact the tunnels may have on the view of the fields from the street and felt it would result in resident complaints. Ms. Gilmartin pointed out that the side of the tunnels are wood and could be made more attractive with shingles. Mr. Woodill had no objection to structures that were part of a working farm, and noted that the existing greenhouse would conceal at least some of the tunnels from the street. Mr. Ivas felt that structures such as the tunnels were part of a modern working farm, and their use should be left to the discretion of the farmers as much as possible. Ms. Bartley commented that the tunnels were a part of how farming was done in the present day, and felt that farmers got higher prices for produce grown in them.

In response to an additional question from Mr. Mott, Ms. Bartley anticipated that primarily flowers would be grown in the tunnel, as the flower CSA is currently double the size of the vegetable CSA. Commissioners Mott and Woodill commented that the original plan for NF was to grow primarily vegetables, but Ms. Tobias pointed out there were several competing vegetable CSAs in the area, but no other flower CSAs, and felt they needed to respond to the market demand.

Selectman Allen briefly discussed the phase-out of the sub-licensing arrangement starting next year, whereby both NF and CSFF will have direct licenses; Town Counsel Galvin continues to assist. Ms. Hemingway suggested that the two entities work out their various roles and responsibilities in a separate venue, and then reappear before the Commission.

After further discussion, a majority of Commissioners approved the purchase of up to two tunnels with the condition that NF/CSFF reappear to discuss the final placement of the tunnel(s). Ms. Hemingway will send a letter to Historic New England indicating Commission support for the proposal.

Motion by Mr. Woodill to approve the use of high tunnels in two of the four proposed locations, with applicants to return for final approval. Seconded by Mr. Ivas and approved by a 3-1 margin, Mr. Mott having voted no.

Norwell Estates (Circuit Street) - Update

Toll Brothers requested a continuation.

Motion by Mr. Woodill to continue the matter to April 22 at 6:30 pm. Seconded by Mr. Ivas and unanimously voted.

Signage Discussion – Rules/Regs and uniform public lands use policy

Tabled.

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

Open Space and Recreation	M. Wahl		CPC	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			

Open Space & Recreation

The Committee is meeting tomorrow but does not currently have a quorum.

Pathways

Commissioners reviewed and approved a draft letter from Agent Hemingway to the Pathways Commission regarding the restoration of a privacy berm to plans for the proposed Wompatuck access trail and parking lot.

MISCELLANEOUS

Bills

The following bills were presented for payment:

- Chris Sullivan - \$150 – minutes 3/5/19
- WB Mason - \$56.82 – color ink

RECEIVED
 2019 APR 24 AM 10:47
 TOWN OF ADWELL
 TOWN CLERK

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

Minutes

The minutes for the 1/8/19, 1/15/19, 2/5/19, and 2/25/19 meetings were distributed and reviewed. Commissioner Ivas abstained from the votes.

Motion by Mr. Woodill to approve the minutes of the 1/8/19 meeting as written. Seconded by Mr. Mott and approved by a 3-0 margin, Mr. Ivas having abstained.

Motion by Mr. Woodill to approve the minutes of the 1/15/19 meeting as written. Seconded by Ms. Markham and approved by a 3-0 margin, Mr. Ivas having abstained.

Motion by Mr. Woodill to approve the minutes of the 2/5/19 meeting as written. Seconded by Ms. Markham and approved by a 3-0 margin, Mr. Ivas having abstained.

Motion by Mr. Woodill to approve the minutes of the 2/25/19 meeting as written. Seconded by Ms. Markham and approved by a 3-0 margin, Mr. Ivas having abstained.

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.

7:30PM: PUBLIC HEARING:

(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

Applicant requested a continuation.

Motion by Mr. Ivas to continue the matter to April 23, 2019 at 7:30 PM. Seconded by Mr. Woodill and unanimously voted.

PUBLIC DISCUSSION:

N. River (100th Anniversary) Plaque Replacement – Historical Society (W. Bawabe, Rep.)

Wendy Bawabe, President of the Norwell Historical Society, present along with Caleb Estabrooks of the Hanover Historical Society.

Ms. Bawabe and Mr. Estabrooks discussed a multi-town project to restore 10 historic plaques along the North River, four of which are in Norwell. The 100-year-old signs will be restored, and new concrete posts will be installed without the use of heavy equipment. The Commissioners viewed photos of the signs and discussed their location relative to marsh areas.

Commissioner consensus was that an RDA will be required along with rudimentary site plans. Ms. Hemingway advised that applicants will also need to file with DEP and the Army Corps of Engineers.

8:00PM: PUBLIC HEARINGS LEGAL DOCUMENTS/VOTES

*****Legal Documents/Votes ***Minor Amendments, Reviews, CoC's**

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

239 Washington St – Washington Woods / SE52-949 & NCC# 2(10)

Request for CoC Applicant: Norwell Washington LLC, Brian Murphy / Representative: McKenzie Engineering, Brad McKenzie (Application submitted is not yet complete)

Continued pending the receipt of additional information.

Motion by Mr. Ivas to continue the matter to May 21, 2019 at 8 PM. Seconded by Mr. Mott and approved by a 3-0 margin, Mr. Woodill having recused.

Peterson Pond Dam Removal (between Hanover Mall & NSRWA Office) / SE52-xxxx &

NCC# 5(19) NoI / OoC Applicant: Sara Grady, NSRWA / Representative: Todd Monson, GZA

Commissioner Ivas recused himself from the discussion. Ms. Hemingway advised that a DEP number had been issued with no comments. The Commission approved the project, which had been discussed at the previous meeting, with the condition that a construction monitor be hired. Hanover and Norwell could share one monitor if both towns were to require one. Ms. Hemingway recommended that the Commissioners visit the site if possible.

TOWN OF NORWELL
TOWN CLERK

*Motion by Mr. Woodill to approve the NoI with a long-form OoC and condition as noted.
Seconded by Mr. Mott and approved by a 3-0 margin, Mr. Ivas having recused.*

2019 APR 24 AM 10:47

80 King's Landing (North River) / NCC# 3(19) / Expand Floats

RDA / DoA Applicant: Michael Bulman / Representative: (Same)

Mr. Woodill read the Notice of Public Meeting.

RECEIVED

The Commission discussed applicant's proposal to replace his existing four-foot-wide docks with five-foot-wide docks for greater stability and safety. No dredging will be involved, and the docks will likely be installed next spring.

After some discussion as to the location of the property line and parking lot on the property, the project was approved with the condition that conservation markers be installed every 25 feet along the property line to demarcate the line and avoid encroachment into the marsh.

Motion by Mr. Woodill to issue a Determination of Applicability, pos 2b, pos 5, neg 2, and special condition as noted. Seconded by Mr. Mott and unanimously voted.

Lot 62, Stony Brook Lane / SE52-1153 & NCC# 34(18) / Single-Family Home

NoI / OoC (cont.) Applicant: Thomas Williams / Representative: Scott Goddard, Goddard Consulting

Applicant requested a continuation.

Motion by Mr. Woodill to continue the matter to April 2, 2019 at 8 PM. Seconded by Mr. Ivas 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 a continuation.

Motion by Mr. Mott to continue the matter to April 2, 2019 at 8 PM. Seconded by Mr. Ivas and unanimously voted.

45 Cedar Point / SE52-1163 & NCC# 6(19) / Remove Pier/Deck & Replace with Ramp, Pier, Boat Rack & Float NoI / OoC Applicant: Domenic Mazzocco / Representative: (Same)

Ms. Hemingway advised that DMF did not grant applicant a waiver from its minimum 1:5:1 H:W ratio for the pier; the Commissioners assented to her attending applicant's hearing before the North River Commission to advise them of DMF's requirement.

Motion by Mr. Mott to continue the matter to April 2, 2019 at 8 PM. Seconded by Mr. Woodill and unanimously voted.

PENDING SUBDIVISION / COMMERCIAL DEVELOPMENT UPDATES:

None

ADMINISTRATIVE PERMITS & REQUESTS:

29 Prospect St

Applicant is constructing an addition to the existing SFH; all work is entirely outside the 100 ft buffer. Ms. Hemingway will add a memorandum to the file confirming that the structure, addition, and all associated work are outside the buffer.

Soil Boring - Osborne Field

The Commission discussed a request from Recreation Commissioner George Grey for an administrative permit to conduct soil boring and perc testing at Osborne Field as part of a drainage study. Ms. Hemingway advised that CPC had granted Recreation \$10K to do drainage testing on the field prior to funding a request to convert it into a Little League field.

After a brief discussion of impacts to the buffer zone and the need for the tests, the Commission authorized Ms. Hemingway to write a letter permitting the tests provided they be done outside the 50 ft buffer.

710 Grove St

The Commissioners discussed a request to authorize an emergency septic upgrade at the property. Ms. Hemingway commented that the current system is failing and requiring regular pump-outs; the new system will be in the same location.

After a brief discussion of the system location and possible setback requirements, the Commissioners approved the immediate start of work by poll: Woodill, yes; Ivas, yes; Markham, yes; Mott, yes. Applicant is requesting an emergency Board of Health meeting to permit the system, and will subsequently file an RDA with the Commission.

PUBLIC MEETINGS:

Forest Cutting - Rodriquez – Mt. Blue St / Barrel Lane (Historic)

No updates

VIOLATION DISCUSSIONS:

135 Norwell Ave

Owner's previous OoC has expired, and the property owner is appearing before the Commission on April 2. The Commission delayed the issuance of an enforcement order to review the owner's proposal.

ENFORCEMENT HEARINGS:

None.

AGENT'S REPORT

The Commissioners gave Ms. Hemingway approval to give an extra kiosk to the Nature Conservancy as previously promised.

**SCIENCE AND REGULATION IN THE NEWS
EDUCATION AND TRAINING OPPORTUNITIES**

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

<i>Next Meeting</i>	<i>April 2, 2019</i>
<i>NEW filing applications due date/deadline</i>	<i>March 19, 2019 @ noon</i>
<i>Legal Notice publication date-Patriot Ledger</i>	<i>March 25, 2019</i>
<i>Revised Information submittal deadline</i>	<i>March 26, 2019 @ noon</i>
<i>Peer Review Info Deadline, CoC Requests, Minor Modification &LP Requests</i>	<i>March 26, 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. Ivas to adjourn at 8:30 PM. Seconded by Mr. Mott and unanimously voted.

I hereby certify that the above minutes were presented and approved by a majority vote by the Norwell Conservation Commission on April 23, 2019.


Maryne Wahl, Chairperson

TOWN OF NORWELL
TOWN CLERK
2019 APR 24 AM 10:47
RECEIVED