

A decorative border of small pumpkin icons surrounds the entire page. The pumpkins are arranged in a grid-like pattern, with some larger pumpkins at the corners and smaller ones filling the rest of the border.

NORWELL CONSERVATION COMMISSION

345 Main Street / Norwell, MA

October 17, 2017 @ 7:00 PM - Room 112

Minutes

2017 DEC 14 AM 10:04

Present: Bob Woodill, Vice Chair, Dave Osborne, Ron Mott, Justin Ivas, Agent Nancy Hemingway, and Recording Clerk C. Sullivan.
Bob McMackin, Stacy Minihane, and Marynel Wahl were absent.

CALL TO ORDER

The meeting was called to order at 7:00 PM by Vice Chair Bob Woodill. The meeting was recorded.

AGENDA ACCEPTANCE

Motion by Mr. Mott to approve the agenda as submitted. Seconded by Mr. Ivas and unanimously voted.

COMMISSION BUSINESS

Old (cont.):

- Project Grid Review
- Status Update for NOI: Street Drainage work in wetlands

New:

- Discussion with Keith Walo (of Harbor Mooring) re: dock/float storage along North River (& marsh)

Norwell Highways NOI

Ms. Hemingway briefly advised she was continuing to work on the after-the-fact NOI for Norwell Highways repair work done in wetlands.

Harbor Mooring Dock Storage

Keith Walo, Harbor Mooring, and about a dozen area residents were present to discuss a letter sent by the Commission to him and dock owners along the North River regarding the storage of ramps and floats on the salt marsh.

Mr. Walo felt this practice did not hurt the marsh, as the grass grows back strongly every year once the objects are removed. Ms. Hemingway advised that new research has shown that the more prolific the visible vegetation, the more shallow the root structure in the salt marsh actually is, which ultimately destabilizes the marsh. She recommended that a discussion be held at a later date with a Coastal Zone Management specialist, and offered to e-mail the research to anyone interested.

Mr. Woodill advised that the letter was sent for informational purposes, and currently there are no specific penalties in the bylaws for storing ramps or floats on the marsh. He noted that the letter intended to get people living on the marsh thinking about impacts. Mr. Mott added that the regulations are changing at the state level in order to protect the marsh, and the changes would likely go into effect early next year. He said the letter was sent to notify residents that new regulations may be coming so they can start planning for them.

Mr. Ivas asked whether it was standard practice to leave floats on the marsh during the off-season. Mr. Walo advised that this had been the case for many years. Mr. Ivas noted in turn that the state may be saying this can't be done going forward. Ms. Hemingway stated that best practice had always been not to store floats on the marsh, but this has not been enforceable up until now.

Ralph Gordon, 111 Chittenden, stated that he had been storing a float on the marsh for many years and saw no evidence of any damage. Mr. Ivas replied that damage to the root structure of the grass wouldn't be visible; this may impact the structure of the marsh, but he hadn't read the new research.

Mr. Walo felt any regulation against storing floats or ramps on the marsh would be an unfair burden, as it doesn't seem to adversely impact the marsh. He added the regulations would likely make him money, but cost his customers additional hauling fees.

He also noted that Norwell was the only town that had sent correspondence on this matter. Ms. Hemingway replied that the Commission tries to proactively educate Norwell residents, possibly more so than other towns. Mr. Osborne suggested that all concerned attend any state hearings on new regulations.

Ms. Hemingway noted that DEP guidance prohibiting storage of floats on Salt Marshes has been published since 2005. She will email copies of all available guidance to interested abutters.

SUB-COMMITTEE UPDATES (OLD & NEW BUSINESS)

Trails/ Signage	R. Woodill	The total cost for the installation of 14 kiosks was \$3200.
CPC	D. Osborne	Mr. Osborne advised that CPC has only received two grant applications so far. Ms. Hemingway submitted the Commission's "land acquisition" application today, along with the two written requests for funding discussed at the last meeting.
Farmin g	R. Mott	Mr. Mott advised that Norwell Farms had removed all plastic from their fields and mowed the field. He felt that they had achieved the intended goal. The Commission briefly discussed NF's correspondence stating that they would not be planting a cover crop in their fields until spring. Mr. Osborne felt the planting of a cover crop was a standard farming practice that should be considered part of the lease conditions. Mr. Mott felt the Commission's objective was to get the plastic out of the field, and the planting of a cover crop should be left to their discretion. As it would be too late to plant a cover crop by the time a discussion could be had at a future meeting, the Commission will discuss the matter during NF's upcoming farm plan review.

Damage to Bridge Street Landing

The Commission viewed pictures of damage to the Bridge Street boat landing and discussed options for its repair.

Mr. Mott stated that any repairs to the landing would be short-lived given the swift tides in the area, and felt the landing should be taken out pending further consideration. Ms. Hemingway advised that the Commission would lose its grandfathered rights on the property if the landing were removed, and recommended a short-term repair while the Town reviewed the site needs.

Mr. Osborne noted that the site didn't have enough space for any boat trailers, and asked whether the landing could be made for "cartop-only" vessels. Mr. Mott noted that the landing was already for small vessels only.

Commissioners then discussed what entity had jurisdiction over the boat landing. Ms. Hemingway advised that the landing was on town land with a conservation easement. She will research who has the authority to make decisions regarding the landing, as well as any filing requirements for repairs, and put the matter on the next meeting's agenda.

Other Business

Ms. Hemingway advised that a scout in the Venturing program had contacted her about building a permanent fire pit on Jacobs Island as a Summit Award service project. She has requested that they put together a plan to present to the full Commission.

MISCELLANEOUS

1. Bills
2. Minutes: 9/19/17

Bills

Ms. Hemingway read off the following list of bills to be paid

W.B. Mason	Office Supplies	\$85.04
Christopher Sullivan	10/3 Meeting Minutes	\$150.00

She also advised that the processing of trail worker pay will be converted to a Payroll Line Item per request of Donna Mangan, Town Accountant.

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

Minutes

Motion by Mr. Osborne to postpone the review of the September 19 and October 3 minutes until the next meeting. Seconded by Mr. Ivas and unanimously voted.

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 First Parish Road / SE52-988 & NCC# 41(11) / Driveway Replication

Request for CoC Applicant: Spectrum Homes, Inc. / **Representative:** Kevin Grady, Grady Consulting

Ms. Hemingway briefly noted that the driveway was slightly wider than what was originally permitted, but the bulk had been shifted further from the wetland. A stone wall had been added to the edge of the driveway, and the driveway's grades vary slightly. The septic system extends slightly further into the buffer, but this was not an extreme difference. She felt the completed project was substantially in compliance with the approved plan, but recommend holding off issuing the CoC until the black plastic was removed from the property.

The Commission briefly discussed what constitutes a majority vote when Commissioners are absent from a meeting. Ms. Hemingway advised that Town Administrator Peter Morin had confirmed that a majority of the full Commission, four votes, are needed to pass motions. Since just four Commissioners were present at this meeting, unanimous votes would be required.

Motion by Mr. Osborne to grant the CoC with no additional conditions. Seconded by Mr. Mott. The motion did not pass, Mr. Woodill having voted no and Mr. Ivas having abstained.

Motion by Mr. Ivas to issue the CoC with conditions that the black plastic be removed and the dirt pile moved out of the 100 foot buffer. Seconded by Mr. Woodill. The motion did not pass, Mr. Mott and Mr. Osborne having voted no.

Motion by Mr. Mott to continue the matter to November 7 at 8 PM. Seconded by Mr. Ivas and unanimously voted.

31 Central Street / SE52-765 & NCC# 13(05) / Addition

Request for CoC Applicant: John McKay / **Representative:** Steve Ivas, Ivas Environmental

Steve Ivas present. Commissioner Justin Ivas recused and left after the meeting was opened but before the discussion started.

Mr. Woodill noted that with Justin's recusal, the Commission would be unable to vote on the matter due to a lack of quorum. Steve Ivas advised they were requesting a CoC so the property can close next Friday. Ms. Hemingway stated she would draft an administrative letter advising that the CoC could not be issued due to a lack of quorum, but that there were no issues that would prevent its issuance.

The letter will go out tomorrow per Mr. Ivas' request. Due to a lack of quorum, the matter was continued without motion to November 7 at 8 PM.

31 Central Street / SE52-1117 & NCC# 20(17) / Enforcement Order

Request for CoC Applicant: John McKay / **Representative:** Steve Ivas, Ivas Environmental

Mr. Woodill opened the public meeting. Steve Ivas present; commissioner Justin Ivas recused and left before the discussion started.

Mr. Woodill noted that with Justin's recusal, the Commission would be unable to vote on the matter due to a lack of quorum. Steve Ivas requested that the CoC be issued in a special meeting so the property can close. Ms. Hemingway advised that the conservation bounds had not been installed yet, and someone had mowed into the wetland area around the property. She felt the project was well done, but noted that one full growing season was typically required before a CoC was issued.

Ms. Hemingway advised she would add an administrative letter to the file, stating that the application for a CoC had been received but could not be acted on due to a lack of quorum. It would include a statement that the Commission does not advocate that financial transactions be delayed.

Due to a lack of quorum, the matter was continued without motion to November 7 at 8 PM.

818 Main Street / NCC# 39(17) / Septic System Repair

RDA / DoA Applicant: Leslie Silvia / Representative: Alan Vautrinot, Vautrinot Consulting

Mr. Mott read the notice of public meeting. Alan Vautrinot present.

Mr. Vautrinot advised that the existing septic system comes out in front of the house. He does not have plans, but it is within the 50 foot buffer. He plans to install a 1500 gallon Title V compliant septic tank, running a pipe down the side of house to a pump chamber in back. He advised this was the only place available on the property to put the system. The plans have been submitted to the Board of Health, but they are holding off their review in case changes are needed. He also advised that a siltation barrier would have to be placed in the 50 foot buffer so the pipe can be installed. No construction materials will be stored on-site.

Ms. Hemingway agreed that there was no place farther from the wetlands where the system could be installed, and recommended approval, 2b, pos 5, neg 3.

Motion by Mr. Mott to accept the RDA, 2b, no delineation accepted, pos 5, neg 3. Seconded by Mr. Ivas and unanimously voted.

40 River Street / SE52-xxxx & NCC# 40(17) / Raze (old) police station & Construction of 18-unit Multi-family Bldg. NoI / OoC Applicant: Jennifer Van Campen, Metro West Collab. Development / Applicant: Peter Palmieri, Merrill Engineers

Mr. Mott read the notice of public meeting. Commissioner Justin Ivas recused and left before the discussion started.

Mr. Woodill briefly advised that the applicants had requested a continuance. Due to a lack of quorum, the matter was continued without motion to November 7 at 8 PM.

PUBLIC MEETINGS

None

ADMINISTRATIVE REQUESTS

None

VIOLATION DISCUSSIONS

None

AGENTS REPORT

SCIENCE AND REGULATION IN THE NEWS

EDUCATION AND TRAINING OPPORTUNITIES

Please refer to the complete Agents Notes available in the Conservation Office. Any notes included in the minutes are partial.

<i>Next Meeting</i>		<i>November 7, 2017</i>
<i>NEW filing applications due date/deadline</i>		<i>October 24, 2017 @ noon</i>
<i>Legal Notice publication date-Patriot Ledger</i>		<i>October 30, 2017</i>
<i>Revised Information submittal deadline</i>		<i>October 31, 2017 @ noon</i>
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification &LP Requests</i>		<i>November 2, 2017 @ noon</i>
<i>Public Information Written Comments</i>		<i>No deadline</i>

ADJOURNMENT

There being no further business, a motion was made by Mr. Osborne to adjourn at 8:36 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 12-5-17.


Marynel Wahl, Chairperson

818 Main Street / Leslie Silvia
 NCC# 39(17)
 Request for Determination / Septic Upgrade
 Documents/Plans Listing

2017 DEC 14 AM 10:12

DOCUMENTS / PLANS	Author	Date Signed	Date Received by Office	Notes
<u>Documents (Hard Copy & Electronic):</u>				
Request for Determination Application (2 copies incl. cover & checklist)	Alan Vautrinot, Vautrinot Consulting	9/18/17	10/2/17	
GIS PP (Printout)	(Internal)	N/A	Put in file 10/4/17	
Legal Ad for Patriot Ledger publication	Internal	Emailed 10/5/17	Published in Ledger on 10/9/17	
ConComm Approval for Board of Health permit (sign-off)	N. Hemingway, Agent	Orig. 8/9/17	Duplicate submitted 11/20/17	
Determination of Applicability (Negative Determination)	N. Hemingway & NCC	10/17/17	Sent to Appl. 10/24/17	
<u>Emails:</u>				
Misc. Email Correspondence	Various			
<u>Plans:</u>				
"Study Plan of #818 Main Street in Norwell, MA prepared for Leslie Silvia / Vautrinot Consulting"	Alan Vautrinot	10/2/17	10/2/17	
<u>Checks Rec'd:</u>				
\$100.00 (Cash)	Alan Vautrinot	N/A	10/2/17	

40 River Street /
SE52-1128 & NCC# 40(17)

Notice of Intent / Raze Police Station & Construct 18-unit Multi-Family Bldg.

Documents/Plans Listing

2017 DEC 14 AM 10:12

DOCUMENTS / PLANS	Author	Date Signed	Date Received by Office	Notes
<u>Documents (Hard Copy & Electronic):</u>				
Notice of Intent Application (2 copies incl. cover & checklist) incl. Abutter Notification Info.	Peter Palmieri, Merrill Eng.	10/2/17	10/3/17	
Misc. Locus, GIS maps, FEMA, NHESP, etc.	"	Sept./Oct. 2017	10/3/17	
Legal Ad for Patriot Ledger publication	Internal	Emailed 10/5/17	Published in Ledger on 10/9/17	
DEP / SERO Notification of WPA File # (SE52-1128)	Greg DeCesare, DEP	Emailed 10/17/17	10/17/17	
Stormwater Management Report	Peter Palmieri, Merrill Eng.	Rev. 7/10/17	10/3/17	
Plan Review / Comp. Permit - 40 River Street Memo to ZBA (including Supplemental Review to original)	J. Chessia, Chessia Consulting	6/19/17	10/3/17 (Suppl. Review updated 7/17/17)	
Order of Conditions (WPA & Bylaw) for SE52-1128 & NCC# 40(17)	N. Hemingway, Agent & NCC	12/5/17	Rec'd In-hand to P. Palmieri, Merrill 12/7/17	
<u>Emails:</u>				
Misc. Email Correspondence	Various			
<u>Plans:</u>				
"Site Plan / #40 River Street / Assess. Bl. 58, Lot 64 / Norwell, MA" (Plan Set C1.1 - C5.4)	Peter Palmieri, Merrill Eng.	9/19/17	10/3/17 (Rev. 11/1/17)	
<u>Checks Rec'd:</u>				
\$537.50 (Ck. #2864)	Metro West Collab. Dev.	9/27/17	10/3/17	
\$1050.00 (Ck. #2863)	"	9/27/17	10/3/17	