



October 2, 2018 @ 6:30PM

Minutes

RECEIVED

Present: Marynel Wahl, Chair, Bob McMackin, Ron Mott, Bob Woodill, Justin Ivas, Ellen Markham, Conservation Agent Nancy Hemingway, and Recording Clerk C. Sullivan. Stacy Minihane was absent.

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.

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

COMMISSION BUSINESS

New Business:

First November Meeting (11/6/18) – Election Day

The Commission discussed a request by Town Clerk Pat Anderson to consider canceling the meeting on November 6, Election Day. It was discussed to hold the meeting as scheduled but possibly move the location to a different room to avoid interfering with election workers. The final decision was to stack the larger noisier hearings to the start of the meeting so that smaller issues and business were being discussed when the election workers returned.

(Potential) Land Parcel coming out of 61A

The Commission discussed whether to hold an Executive Session at a future meeting to discuss the possible acquisition of a parcel off Mount Hope Street coming out of Chapter 61A agricultural classification, as well as nearby parcels off Mount Blue Street. The session will be held on October 16 at 6:30 PM; Town Administrator Peter Morin, Selectman Gregg McBride, and representatives from the Water Department/Water Commissioners will be invited.

CPC Applications

The Commission discussed projects which might be eligible for CPC funding. After a review of possible projects, it was decided to file applications for the following projects: vegetation management in Jacobs Pond; rehabilitation of trail areas including removal of hazardous trees and downfalls; construction of a simplified boardwalk between Simon Hill/Bowker Trails and the Hatch Lots; conduct a feasibility study for a connection between Wompatuck State Park and the Hatch Lots; Develop the connection between Norwell Gardens and Jacobs Pond Reservation along the Assinippi parcel; conduct a feasibility study to determine the best public access use for the Masthead property to the North River; and request an additional 10% deposit be made to the Conservation Fund to allow timely response to lands of significance at risk.

proposals be readied in case this happens again. Ms. Hemingway will prepare the agreed-upon applications for a review at the October 16 meeting.

Old Business:

Administrative Signoff – review of process

Tabled

Amend Standard Conditions: 1 and 52

Ms. Hemingway advised that she had made the amendments to OoC standard conditions 1 and 52 discussed at the September 4 meeting. Commissioners reviewed the draft amended conditions prior to the vote.

Motion by Mr. Woodill to accept the amended standard conditions 1 and 52 for the Long Form OoC. Seconded by Mr. Mott and unanimously voted.

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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

Commissioner Wahl advised that the committee was meeting tomorrow.

Pathways

Commissioners Mott, McMackin, Wahl, and Markham will be attending tomorrow’s meeting; Mr. Woodill will be attending as a Pathways Commissioner.

Trail/Signage

Mr. Woodill has reached out to Trees and Grounds Commissioner Glenn Ferguson for an estimate on the installation of new signage, and this should be done within the next week. The trail crew is available to help if needed.

CPC

Ms. Wahl asked Mr. McMackin to inquire of CPC why their deadline for funding applications was reduced over the past couple years from 2 months to 3 weeks.

Farming

Mr. Mott conducted his annual stone wall inspections on Saturday. Hornstra’s walls were clear and the fields were mowed. Fields 1 and 2 at Norwell Farms were cleared, but work was still needed on the side and back walls of Field 3.

Administrator Peter Morin to make sure he was eligible and would be covered by the town's insurance. Mott noted that he is already certified to handle chainsaws, and suggested with frustration that Trees and Grounds do all tree-removal work going forward, at their own expense if that is their role. He noted that several Commissioners have been cutting trees for years.

The Commission discussed what work they were authorized to perform without prior approval, with Mr. Mott pointing out that fallen trees could be just as dangerous as standing trees. Ms. Hemingway will inquire of Mr. Morin whether Commissioners could authorize themselves to conduct tree cutting work on Conservation properties as needed without asking Town permission each time, and will confirm such work will be covered by the town's insurance. Mr. Mott and Mr. Woodill discussed requesting a blanket authorization that could be renewed on an annual basis.

Grants

Mr. McMackin advised he had discussed several grant possibilities Ms. Hemingway; information was provided for Commissioners to review.

Trail Work Update

Ms. Hemingway advised that the trail crews were working in Miller Woods, and are moving on to Fogg when this work done.

MISCELLANEOUS

Bills

Mr. Mott read off the following list of bills to be paid:

Christopher Sullivan	\$150.00	Meeting minutes
Nancy Hemingway	\$58.62	Supplies for Community Service Day
Curry Ace Hardware	\$58.74	Supplies for Community Service Day
MACC	\$110.00	Fall Conference attendance by Ron Mott
DBS Lumber	\$894.50	Boardwalk lumber, Miller Woods

Transfer from Trails Salary to Tree and Ground Salary - \$598.67 (8/25 - 2 staff-7.5 hours ea.- 11 trees) and \$684.17 (9/22 - 2 staff -8.5 hrs. ea. - 30 trees)

Donovan Parking Lot Connector (CPC funded project to be paid out of TM 17 Art 16):

\$367.77 - Salary 3 staff - 10 hours- 8/21

\$1,785.41 - Salary 5 staff - 47.75 hours - 8/30-9/3

\$1,556.71 - Salary 4 staff - 42.50 hours - 9/5-10

\$5,878.19 - 132.08 ton dense grade stone at 16.00/ton for Donovan Connector

\$1,857.90 - Various fieldstone to build bordering wall - 4.4 ton Round Fieldstone at 135.00/ton, 3.95 ton Yankee fieldstone at 105.00/ton

Commissioners discussed the \$1857.90 charge for fieldstone to build a stone wall at Donovan. Mr. Mott noted that the plan submitted to CPC did not mention the construction of a wall, and Trees and

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Ms. Hemingway noted that any cost overages would be paid for out of Trees and Grounds and not Commission funds, but Mr. Mott expressed concern that Mr. Ferguson might cut corners on the walkway in order to build the wall and still come in at or under cost. Payment of this bill was tabled pending further information gathering.

Motion by Mr. Ivas to pay the listed bills except for the \$1857.90 fieldstone charge. Seconded by Mr. McMackin and unanimously voted.

Conservation Fund Donation: \$63.08 (J. Valicenti)

Commissioners voted to accept a donation of \$63.08 to the Conservation Fund; these monies represent excess funds raised by the donor for the construction of a memorial bench.

Motion by Mr. Ivas to accept the donation of \$63.08 to the Conservation Fund. Seconded by Mr. Woodill and unanimously voted.

Minutes

The minutes for the August 21 and September 4 meetings were distributed. Commissioners reviewed and discussed corrections and changes.

Motion by Mr. Woodill to approve the minutes of the August 21 meeting as amended. Seconded by Mr. Mott and unanimously voted.

Motion by Mr. Woodill to approve the minutes of the September 4 meeting as written. Seconded by Mr. Mott 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.

7:30 PM: PUBLIC HEARINGS LEGAL DOCUMENTS/VOTES

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

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

Please refer to the Agents complete notes and recommendations to the Commission for the following hearings and other agenda items.

(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
Mark Raimondi and Gary James present.

The Commission first discussed the applicant's request for a letter to the Planning Board regarding the likelihood of the Commission's approving seven conventional subdivision lots on the property based on the site walks taken and the applicant's conceptual "conventional subdivision" plan.

flags stopped mid-wetland. She noted that the location of the proposed crossing was evident and needed to be clearly shown on a site plan. She believed lot 7 could be permitted if a bridge were used for the entire crossing, but noted it would be longer than any crossing previously permitted and inquired about possible access to the lot via an easement from Green Street. Mr. Ivas noted that the estimated 800 sq ft disturbance with a bridge crossing would be less than what the Commission had approved on other projects. Ms. Hemingway noted that if the entire wetland were to be hypothetically bridged, it would be over 200 feet long including setbacks away from bank and footings and would involve over 2,000 sq ft.

After some discussion, it was decided that Lot 7, as set forth on the conceptual plan, would be buildable provided that a span bridge (175 feet or more) were installed over the wetlands. All parties then discussed the wording of the letter, with Mr. Raimondi requesting sufficient language to answer the Planning Boards inquiry. Ms. Hemingway cautioning against setting improper precedents and requested a site plan be submitted prior to release of any letter specifically showing the bridge and detail on the conventional site plan. It was agreed that the letter language should specify a bridge crossing.

Motion by Mr. Mott that the Commission provide a letter to the Planning Board stating that lot 7 on the applicant's conventional subdivision plan would be a feasible and viable building lot if the applicant were to install a 175 ft+ bridge over the wetland. Said letter to be held and released only when the site plan showing this was submitted to the office. Seconded by Mr. Ivas and unanimously voted.

Ms. Hemingway advised that she had just received applicant's revised Planning OSRD plan today. Mr. James requested a continuance to November 20 for the associated NOI.

Motion by Mr. Ivas to continue the matter to November 20, 2018 at 7:30 PM. Seconded by Mr. Mott and unanimously voted.

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

Commissioner Ivas recused himself from the discussion. Ms. Hemingway advised that the applicant had requested a continuation to October 16.

Motion by Mr. Woodill to continue the matter to October 16, 2018 at 8 PM. Seconded by Mr. Mott and approved by a 4-0 vote, 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 / Representative: Scott Goddard, Goddard Consulting

Ms. Hemingway advised that applicant has requested a continuation. She will ask for better flagging and staking on the site. Mr. Ivas advised he had walked the site, and felt the roadway depicted on the plan was actually buffer zone and not an active roadway.

Motion by Mr. Ivas to continue the matter to October 16, 2018 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: Jack O'Leary, SITEC

Applicant requested continuation to the first available November meeting.

Motion by Mr. Ivas to continue the matter to November 6, 2018 at 8 PM. Seconded by Mr. Woodill and unanimously voted.

Lot 43, King's Landing Way / SE52-1103 & NCC# 29(16) / Single-Family Home (Location change) Request to Amend. OoC / Amend. OoC Applicant: Stanley Miller / Representative: Chris Sanderson, Merrill Assoc.

Mr. Woodill read the notice of public meeting. Tom Pozerski present for Merrill Associates.

Commissioners reviewed the applicant's plan to shift the location of the house to just inside the 100 foot buffer. Mr. Pozerski noted that the new plan eliminated a previously proposed patio and walkway, resulting in approximately 1000 sq ft reduction in impact to the buffer zone. The proposed limit of work, septic, no work in the 50', stormwater component and erosion controls remain the same, but construction vehicle access and staging areas have been moved farther from the wetland.

Mr. Mott noted that the plan included access-ways from each of the lot's abutting streets and noted that if the Harbor Landing Association ultimately allowed the applicant to have a driveway onto Harbor Lane, he would like to see Kings Landing access revert to buffer zone.

Applicant agreed to a continuation to allow Ms. Hemingway to verify abutter notifications and draft the decision. Applicant asked for a three-year authorization on the Order of Conditions rather than the remainder of the existing permit timeline.

Motion by Mr. Woodill to continue the matter to October 16, 2018 at 8 PM. Seconded by Mr. Ivas and unanimously voted.

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206 Old Oaken Bucket

The Commission discussed and approved a proposal to convert an existing porch on sonatubes into an enclosed room, which will also be on sonatubes. Commissioners Markham and McMackin had visited the site. Ms. Hemingway noted that she would have approved the project by administrative sign-off if the work had been slightly further away from the BVW.

Motion by Mr. Woodill to issue an administrative permit for 206 Old Oaken Bucket Road. Seconded by Mr. Ivas and unanimously voted.

Forest Cutting Applications (cont.):

Mt Blue St – Rodriquez – update

Ms. Hemingway advised that DEP had filed a motion to dismiss Mr. Rodriquez’ application with OADR; a copy was provided for Commissioners to review.

Barrell Lane (Historic) – part of Curtis Farm Lane – Rodriquez – update

No further updates.

Pending Subdivision / Commercial Development Updates -other

Schooner Estates (Stetson Road)

Norwell Estates (Circuit Street)

No new updates

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VIOLATION DISCUSSIONS

Damon Farm Status Update

Ms. Hemingway reported that a revised mitigation plan has been submitted and is on its way to peer review. She anticipates that the mitigation review will be finalized and ready for discussion with the Commission at the next meeting.

Tiffany Hill – Status Update

292 Lincoln

Ms. Hemingway reported that a new violation was noted during regular site inspections. It appears that grading has been conducted to the BVW and a dirt parking area created in the 0-25 foot buffer.

358 Mount Blue Street (Bloomstein) & Meacham Site (Mt. Blue Street)

Discussion with Glenn Ferguson has occurred regarding both these sites as the primary impact is to Town Drainage systems.

164 Old Oaken Bucket Road

No new information, tabled to a future meeting. The site has received several complaints and will be monitored.

AGENT’S REPORT - partial

- ACoE has accepted the modification request for Chittenden Landing dock. The amendment was approved. New focus will be on the salt marsh restoration phase.

- Ms. Hemingway noted recent issues with project information being submitted past the published information submittal deadline. Commissioners agreed after discussion that information had to be submitted by the deadline so it could be reviewed by all interested parties before being discussed in public meeting. Applicants with late submissions will be advised that their matter cannot be closed at the upcoming meeting, or will be moved to a future agenda.

SCIENCE AND REGULATION IN THE NEWS

- Glyphosate in Roundup now also linked to bee decline by causing them to lose beneficial bacteria in their guts causing them to be more susceptible to disease. Pesticides had previously been considered the primary culprit. Looks like they are getting hit from every angle.
<https://www.usnews.com/news/national-news/articles/2018-09-25/chemical-in-common-weed-killer-linked-to-bee-deaths>

EDUCATION AND TRAINING OPPORTUNITIES

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.

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>	October 16, 2018
<i>NEW filing applications due date/deadline</i>	October 2, 2018 @ noon
<i>Legal Notice publication date-Patriot Ledger</i>	October 8, 2018
<i>Revised Information submittal deadline</i>	October 9, 2018 @ noon
<i>Peer Review Info Deadline, CoC Requests, Minor Modification & LP Requests</i>	October 9, 2018 @ noon
<i>Public Information Written Comments</i>	No deadline

ADJOURNMENT

There being no further business, a motion was made by Mr. Ivas to adjourn at 8:34 PM. Seconded by Mr. Woodill and unanimously voted.

I hereby certify that the above minutes were presented and approved by a majority vote of the Norwell Conservation Commission on December 4, 2018.


 Marynel Wahl, Chairperson

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