

A decorative border of pumpkins with carved faces surrounds the entire page.

NORWELL CONSERVATION COMMISSION

October 7, 2014 @ 7:00 PM - Room 112

Minutes

ATTENDANCE: Marynel Wahl, David Osborne, Ron Mott, Lori Hillstrand and Bob Woodill.
Conservation Agent: Nancy Hemingway

AGENDA ACCEPTANCE

Additions:

Motion:

Second:

7:00PM: COMMISSION BUSINESS

EXECUTIVE SESSION

Motion:

Second:

Members polled to enter Executive session to discuss land acquisitions, returning to regular session when business completed.

Lori Hillstrand – Aye, David Osborne – Aye, Bob Woodill – Aye, Ron Mott – Aye.

Potential Land Acquisition(s)

Hunters Brook Stables – Discussed and determined that no interest in property.

Lizotte Parcel - Property acquisition was discussed. The discussion will be tabled until feedback from Bill Grafton is presented.

Main Street Parcels – A letter was sent to Board of Selectmen requesting information for these parcels and the TPL approval. Request prompted negative reaction due to amount of work required. Reaching out to the owners regarding interest was suggested and rejected since past outreaches were not well received. Bob Woodill feels that TPL, with the experience behind them, should make the initial contact. Lori Hillstrand will speak with Alan Thompson. Nancy Hemingway will do research for any available information.

Motion: David Osborne moved to have Lori Hillstrand speak with Alan Thompson regarding these parcels.

Second: Ron Mott

In Favor: All

Tedeschi property – David Osborne spoke about this 10acre lot which is the last Hatchlot. Bruce Humphrey is communicating with the family regarding acquisition of this property. John Hornstra was asked about acquiring this property (surrounded by conservation land and Hornstra farm). This would allow the trails to go along the side of the lot and overlook the farmland. Discussion on this property is to be continued at next meeting.

Members polled to exit Executive Session and return to scheduled meeting.

David Osborne – Aye, Lori Hillstrand – Aye, Ron Mott – Aye, Bob Woodill – Aye.

SCHEDULED DISCUSSIONS

- Norwell Farms – Water Line Connections

Present: Scott Franklin and Nikki Bartley

Previously requested changes were presented on revised plans. Measurements were added and the Historic New England approval was submitted. They're requesting a connection from the well to the barn. Lori Hillstrand and David Osborne asked that the details of the stone wall be shown on the plan. These were then added to the existing plan.

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Motion: Bob Woodill moved to accept the plan as revised and allow the installation of the water and electric system as presented.

Second: Ron Mott

In Favor: Bob Woodill, Ron Mott and Lori Hillstrand

Opposed: David Osborne

Hunting – Discussion and Policy update – quick review until information is received from other members.

Bob Woodill and David Osborne suggested continuing as done in the past – following Massachusetts State Law and take a look at the parcels putting signage as needed. Marynel Wahl asked that Nancy Hemingway pull the deed restrictions and submit on an excel spread sheet. Gregg McBride asked that a copy of the spread sheet is given to the Selectmen. This will be on the agenda for 2015.

CPC grant applications

Boardwalks – Stetson, Cuffee – report is due before the next meeting. Marynel Wahl asked for any additional information to be added. Estimate on some of the board replacement will be obtained and if possible, work can be done this year.

Masthead feasibility study – Marynel Wahl asked that this be tabled to next meeting.

Other – Nancy Hemingway said that the 5 year CPC requested questionnaire is due.

Motion: Bob Woodill nominated Bill Grafton and Bruce Humphrey to complete the questionnaire

Second: David Osborne

In Favor: All

SUB-COMMITTEE and LIAISON REPORTS

- Open Space & Recreation
- Land Protection
- Land Management, Trails, etc.
- Pathways
- Trail/Signage
- CPC

MISCELLANEOUS

1. **Bills:** \$360 Mark Medieros, Harbor Mooring plan - \$14k (signed and held until building inspector's approval is sent).

Motion: Bob Woodill moved to accept the bills.

Second: Ron Mott

In Favor: All

2. **Minutes** - none

8:00PM: PUBLIC HEARINGS LEGAL DOCUMENTS/VOTES

- ***Legal Documents/Votes
- ***Minor Amendments, Reviews, CoC's
- ***Requests for Determination
- ***Notices of Intent
- ***Enforcements/ Violations

Turner's Way, Lot 2 / SE52-1022 & NCC# 9(13) / Single-Family Home COC (cont.)

Applicant: Keith & Shana Hallman / Representative: Josh Bows, Merrill Corp.

Discussion: Continuation requested.

Motion: David Osborne moved to continue Turner's Way, Lot 2

Second: Bob Woodill

In Favor: All

Grove Street, Lot 39 / SE52-848 & NCC# 2(07) / Land Clearing COC

Applicant: Carey Day / Representative: Jeff Hassett, Morse Engineering Co.

Present: Jeff Hassett

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Discussion: Nancy Hemingway reported that the as-built and approved limits of clearing were not followed. She suggested bounds showing conservation area. The clear cut area in the narrative was extended from what was approved. Mr. Day gave his opinion of the NOI and said that over 50% was left in its natural state.

Jeff Morse, requesting a COC for the land clearing, explained the lot. An as-built survey was done by Morse Engineering. The property is now under agreement.

Conditions: Markers were suggested at the beginning, middle and corners (6 markers) at the 50' buffer and a plan is required showing the markers.

Motion: David Osborne moved to approve the Grove Street COC with conditions mentioned.

Second: Bob Woodill

In Favor: All

29 Prospect Street / NCC# 22(14) / Encroachment & Yardwork (After-the-Fact) RDA / DOA (cont.)

Applicant/Representative: Harry Merritt

Discussion: Site visit is scheduled for 10/9/14 at 1:30 and she suggests that this be continued.

Motion: Lori Hillstrand moved to continue 29 Prospect Street/NCC#22(14) until 10/21/14.

Second: Ron Mott

In Favor: All

302 Lincoln Street / SE52-???? & NCC# 35(14) / Septic Repair **NOI / OOC**

Applicant: John Keaveney / **Representative:** Greg Morse, Morse Engineering

Discussion: Continuation requested.

Motion: David Osborne moved to continue 302 Lincoln Street.

Second: Bob Woodill

In Favor: All

185 Norwell Avenue / SE52-???? & NCC# 36(14) / Septic Repair **NOI / OOC**

Applicant: Timothy Forbes / **Representative:** Kevin Grady, Grady Consulting

Present: Kevin Grady

Discussion: Kevin Grady said existing septic is in failure and they are proposing to clear some trees, up to the 50' buffer zone, to access area and install a septic tank. The system is outside the 100' buffer zone. Erosion controls were installed. Nancy Hemingway asked for authorization to work with them to clear vegetation and suggested a landscape management plan.

Jen Miliken – abutter – asked for a location where the septic will go since this will be directly in her back yard. Nancy Hemingway explained by showing the map. It was determined that there would be no impact on her property.

Motion: David Osborne moved to continue 185 Norwell Avenue.

Second: Ron Mott

In Favor: All

Chittenden Landing / SE52-1064 & NCC# 1(14) / Dock replacement and modification **NOI (cont.)**

Applicant: Norwell Conservation Commission // **Representative:** David Osborne

Discussion: Nancy Hemingway said that proof of notification to abutters and an official OOC is required.

Motion: Bob Woodill moved to issue the OOC with DMF comments and paperwork required.

Second: Ron Mott

In Favor: All

16 Circuit Street / SE52- 1056 & NCC# 23(14) / Landscaping & Construction of Stone Wall (After-the-Fact) NOI / OOC (cont.)

Applicant: Kevin McKinnon / **Representative:** Brad Holmes, ECR

Discussion: Nancy Hemingway said that comments are in the Agent's notes and she is in agreement with the plan.

Brad Holmes presented the history of what had transpired from 2001 to present. A new wetland line was delineated from the 2001 line. They requested a NOI and are seeking an OOC for the wall with the addition of mitigation components submitted.

Motion: Lori Hillstrand moved to approve, as recommended and submitted, with the condition of adding 3 conservation markers along the edge of the driveway.

Second: Ron Mott

In Favor: All

166 Pleasant Street / SE52-1061 & NCC# 28(14) / Single Family Home and Related ANDRAD/ORAD (cont.)

Applicant: Spartan Builders, Inc. / **Representative:** Bruce Malcolm, Land Surveys Inc.

Present: Attorney Richard Wainwright

Discussion: Nancy Hemingway submitted notes. She thinks the line is very conservative (between 10' and 30') the wetland vegetation is not consistent across the lot and feels the delineation requires a peer review. Attorney Richard Wainwright stated his confusion regarding the wetland line and said that the conservative line is not any less than what is shown by botanist, Dr. Hewittson.

Nancy Hemingway will put in the verbiage that this line is considered overly conservative and neighboring properties are allowed to question without prejudice and that the future landowners and neighbors are allowed, without prejudice, to question and refile this delineation.

Motion: Ron Mott moved to accept the comments made by the Agent to close the ANRAD/ORAD for 166 Pleasant Street.

Second: Bob Woodill

In Favor: All

Barrel Lane (Lot 6) Curtis Farm Rd. / SE52-1066 & NCC# 30(14) / SFH w/ Driveway, Septic & Utilities NOI / OOC (cont.)

Applicant: Hawthorne Park R/T / **Representative:** Brad McKenzie, McKenzie Eng.

Discussion: Continuation requested.

Motion: Bob Woodill moved to continue Barrel Lane (Lot 6) Curtis Farm Rd. to 10/21/14.

Second: Ron Mott

In Favor: All

Barrel Lane (Lot 7) Curtis Farm Rd. / SE52-1062 & NCC# 31(14) / SFH w/ Driveway, Septic & Utilities NOI / OOC (cont.)

Applicant: Hawthorne Park R/T / **Representative:** Brad McKenzie, McKenzie Engineering

Discussion: Continuation requested.

Motion: Bob Woodill moved to continue Barrel Lane (Lot 7) Curtis Road to 10/21/14.

Second: Ron Mott

In Favor: All

134 Grove Street / SE52-1065 / NCC# 34(14) / Site Grading & Filling NOI / OOC

Applicant: David Wuori / **Representative:** Kevin Grady, Grady Consulting

Present: David Wuori

Discussion: Nancy Hemingway showed site photos and explained topography. It is partly to within the 50' buffer. There is a 3' rise on a steep bank with fill. This is in an existing open yard with a dramatic 14' drop over 45' to the wetlands. Details of techniques for slope stabilization were discussed. A planting plan is needed to stabilize a bank at the edge of the woodland, which is needed for protection of the wetland. Professional landscaping guidance was suggested.

Motion: Ron Mott moved to continue to 11/18/14, 134 Grove Street / SE52-1065.

Second: David Osborne

In Favor: All

ENFORCEMENT / VIOLATION HEARINGS and DISCUSSIONS:

Summary of issues and current sites to be submitted to the Commission as part of the Agents Notes.

Margarets Brook Damage, Reserve Damage to Riverfront and BVW – photos of damage were shown. Environmental police were able to enter private property. Marynel Wahl said that the parents are willing to cover the cost of repairs. The Association contacted Marynel Wahl and is holding a meeting next week. An Enforcement letter, written to Marynel Wahl and Nancy Hemingway, will be sent to the association.

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- 390/396 Circuit – review of previous unresolved violation off of Forest St. No work within the buffer or resource area has been observed or reported.
- Decision for new emblem to be used for conservation markers will be presented.

AGENTS REPORT

A letter allowing standard cattail cutting, to be used as material for a new thatched roof, will be sent to the Plimoth Plantation.

First Parish Lot 1 – Polatin Ecological conducted the first treatment in the series. Agent will monitor the site and present the report when received.

Adjournment

Motion: David Osborne moved to adjourn at 9:59pm.

Second: Ron Mott

In Favor: All

SCIENCE AND REGULATION IN THE NEWS

EDUCATION AND TRAINING OPPORTUNITIES

And other such matters that may be pending before the Commission

Next Meeting will be on October 21, 2014 @ 7:00 P.M.

Next Meeting	October 21, 2014
NEW filing applications due date/deadline	October 7, 2014 @ noon
Legal Notice publication date-Patriot Ledger	October 13, 2014
Revised Information submittal deadline	October 14, 2014 @ noon
Peer Review Supplemental Info Deadline, COC Requests, Minor Modification & LP Requests	October 16, 2014 @ noon
Public Information Written Comments	No deadline

Marynel Wahl
Marynel Wahl, Chairperson

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