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

CALL TO ORDER

The meeting was called to order at 6:32 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 written. Seconded by Mr. Mott and approved by a 5-0 vote, Ms. Minihane having abstained.

Simon Hill (Off Prospect St.) / SE52-1154 & NCC# 35(18) / 4 Bldgs., Roadway, Parking, Retaining Walls & associated Infrastructure NoI / OoC (cont.) Applicant: Brian Murphy, Simon Hill, LLC / Representative: Brad McKenzie, McKenzie Engineering

This hearing was held in the Osborne Room and televised/recorded.

Commissioner McMackin recused but remained present for the discussion as a resident. Brian Murphy, Brad McKenzie, and Attorney Gene Guimond present for Simon Hill, LLC. About 25 area residents were present. The hearing was held in the Osborne Room.

Chair Wahl advised all present that the discussion at this meeting would specifically concern the project's compliance with the Massachusetts Wetlands Protection Act and requested that all comments be limited to this topic.

Attorney Guimond gave a brief history of the project, starting with its original filing in 2008, and noted that the Commission's jurisdiction was limited to stormwater issues and impacts on nearby vernal pools and wetlands. They would be asking for a peer review of the 2013 delineation and then a continuation. There could be changes to the building locations based on possible adjustments to the delineation.

Mr. McKenzie then reviewed the plan and existing site conditions, noting the project had been reduced to three buildings from four. The property has 28 acres, 22 of which are upland. The project has been filed as a limited access project as there was no other way to access the upland on the site without causing greater impacts.

McKenzie advised that soils in the area were permeable and conducive to teaching runoff into the ground.

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Mr. McKenzie had met with Ms. Hemingway and Town Planner Ken Kirkland regarding the delineation, and they are requesting a peer review of the existing delineation prior to them completing the engineering component of the plan. All parties discussed and agreed to accept a previously provided quote from Art Allen for the review.

Commissioner Minihane asked whether portions of the local bylaw still in effect as a result of the ZBA decision. Attorney Guimond indicated that some of the setback waivers they asked for were denied by Zoning, but this denial was limited in nature and they were still allowed to exceed some of the setbacks.

Ms. Minihane also asked why they had filed as a limited access project, as the project appeared to meet the standards of the WPA. Mr. McKenzie indicated that the project qualified as limited access, and filing as such gave them an extra layer of reasoning.

Marie Molla, 88 Prospect Street, asked about how the delineation had changed since 2013; this will be determined by Art Allen. She also expressed concern that alteration of the intermittent stream would cause her property, and other adjacent, properties, to flood, and asked whether abutters could accompany the Commissioners on the upcoming site walk. Ms. Hemingway advised that this required the consent of the applicant, and Ms. Wahl indicated the Commission would ask for this consent when scheduling the walk.

Motion by Mr. Mott to appoint Art Allen to conduct a peer review of the delineation. Seconded by Mr. Woodill and approved by a 4-0 vote, Ms. Minihane and Mr. McMackin having abstained.

Ms. Hemingway will request an updated quote from Art Allen that will include an extra site visit. Applicants requested continuation to October 26. Ms. Wahl recommended that residents monitor the Commission Web page for additional continuations or to sign up for e-mail alerts.

Motion by Mr. Mott to continue the matter to October 26, 2018 at 7 PM. Seconded by Mr. Ivas and approved by a 4-0 vote, Ms. Minihane and Mr. McMackin having abstained.

The Commission returned to Room 112 and resumed the remainder of the regularly scheduled meeting.

Old Business

Norwell Farms Sublicense

Selectmen Ellen Allen and Allison DeMong discussed a draft Consent to Sublicense for Norwell Farms to run through 2019. The document was the result of meetings between Selectmen Allen and Demong, Commissioners Wahl and McMackin, Ms. Hemingway, and Town Administrator Peter Morin; it approves Norwell Farm's sub-licensing arrangement with Cross Street Flower Farm

pointed out that they agreed there should only be direct licenses going forward, and this sub-license was a temporary measure that documents the already existing arrangement and allows for the transition to direct licensing. Town Counsel Bob Galvin, the Board of Selectmen, and Historic Commission have already approved the agreement.

All parties briefly discussed the division of Norwell Farms into nonprofit and for-profit CSA arms, and which entity should be licensed going forward.

Motion by Mr. Ivas to approve the Consent to Sublicense. Seconded by Mr. McMackin and approved by a 5-0 vote, Ms. Minihane having abstained.

Eagle Scout Projects

The Commission reviewed the additional Eagle Scout project details provided by Messrs. Hull and Vining.

Mr. Hull briefly noted that he had moved one of the box locations at Jacobs off the island, to a less busy location, and provided a project narrative with map and pictures of the box locations. Ms. Wahl requested that he add narrative regarding monitoring of the boxes.

Motion by Mr. Mott to approve Mr. Hull's Eagle Scout project. Seconded by Mr. Woodill and approved by a 5-0 vote, Ms. Minihane having abstained.

Mr. Vining distributed and briefly discussed his project narrative, which included a map showing the trail marker and Bluebird box locations. Mr. Ivas suggested that he also provide markers for trails S4 and S5. Mr. Vining will e-mail the updated map to Ms. Hemingway.

Motion by Mr. Mott to approve Mr. Vining's Eagle Scout project. Seconded by Mr. Ivas and approved by a 5-0 vote, Ms. Minihane having abstained.

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	Bylaw Committee	R. Woodill

CPC

Mr. McMackin advised that the next meeting would be in October. The Commission briefly discussed possible proposals to submit, including funding for weed control or a crosswalk at Jacobs Pond reservation.

Farms have already cleared their walls. He has purchased and installed a new steel door at the Donovan barn using the funds from the recycled rain gutters.

Trail Work Update

Ms. Hemingway advised that about 32 high school students would be performing community service work at the Jacobs and Miller properties on Friday. Trees and Grounds Commissioner Glenn Ferguson is loaning out equipment and is allowing the Commission to use the Department's account at Ace Hardware to purchase supplies. Additional trail work, including the removal of dead trees, is ongoing at the Miller property.

MISCELLANEOUS

Bills

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

- Chessia – for Lot 6 Curtis Farm - \$66.00
- Chris Sullivan – for 9/4/18 minutes - \$150.00
- Devine Feed and Pet – for Permethrin for the Community Service Students - \$113.94
- EcoTec – for Damon Farm monitoring and initial review of the mitigation plan - \$687.00
- Trail work:
 - Ed Cox - \$136.50 8/22-9/17
 - Paul Legere - \$472.50 8/8 through 9/17

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TOWN OF HADFIELD
TOWN CLERK

Ms. Hemingway also presented the following list of refunds for Peer Review and Monitoring Accounts that are no longer active.

- Estate of Christian Hauffler - \$775.78 – intent was permitting peer review 218 OoB
- Mark McSharry Stetson Rd LLC - \$974.52 – peer review of ANRAD Stetson Rd 101, 111, 169.
- Mark Raimondi- \$927.50 – peer review of ANRAD – Hitchin Post Lane Circuit St
- Jeff Roos – pka BioPharma – \$6,948 - monitoring for construction 400 Cordwainer– project sold
- Jeff Roos – pka BioPharma - \$840.00 – SWPPP review completed 400 Cordwainer
- Thomas Williams - \$71.70 – ANRAD lot 62 Stoney Brook Lane
- Matt Falconieri - \$1,511.29 – Harvest Place Peer Review of stormwater and construction
- Richard and Karen Kenney - \$727.73 – monitoring for replication completed
- David and Janet Burke - \$1,081.27 – monitoring for replication completed
- Brendan Burke – Restoration Construction -\$2,325.11 – Lot 1 First Parish completed
- Henry Larson / \$1,055.94 – Restoration and replication complete

Motion by Mr. Ivas to pay the listed bills and refunds. Seconded by Mr. McMackin and approved by a 5-0 vote, Ms. Minihane having abstained.

Purchase of items supporting the Community Service project

Ms. Hemingway requested authorization to spend up to \$1500 on supplies for the Community Service project, with about \$1000 coming from the Trail Maintenance line item and \$500 coming out of the General Conservation Budget.

Minutes

The minutes for the July 17 meeting were distributed. Commissioners reviewed and discussed corrections and changes. Review of the August 21 and September 4 minutes was tabled.

Motion by Mr. Mott to approve the minutes of the July 17 meeting as amended. Seconded by Mr. Ivas and approved by a 5-0 vote, Ms. Minihane 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.

7:30: 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 notes for complete recommendations and comments to the commission regarding the following projects, topics and issues.

Main St., Sidewalk / SE 52-1085 &NCC#18(15) / Sidewalk installation re: stream crossing materials

Minor Amendment / Applicant: Norwell Highway, Glenn Ferguson / Representative, Joseph Freeman, BETA Group

Mr. Freeman requested approval to install hot mix asphalt in place of composite decking at two stream crossings along the Main Street sidewalk. The minor modification was approved, as the change will result in a reduction in impervious surface from the originally approved design. Conditioned that there is to be, nor has there been, fill into or on the headwall. The sidewalks is narrower in those sections and the reduction for those 2 sections is 21.5 feet less than already approved.

Motion by Mr. Ivas to approve the minor modification with conditions as noted above. Seconded by Mr. Woodill and approved by a 5-0 vote, Ms. Minihane having abstained.

(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

Ms. Hemingway advised that another site walk was needed in the back upland and wetland to determine whether or not the site would reasonably be accessible and permittable as shown on the submitted hypothetical plans for lots 6 and 7. The Commission briefly discussed scheduling and logistics. Several Commissioners will take a site visit on Saturday, 9/29 at 8 AM w Gary James. Others will go out on their own time.

109 Parker St (Lot 1) / SE52-808 & NCC# 81(05) / Single Family Home and related

CoC (cont.) Applicant: Ken Mousette / Representative: N/A

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Ms. Hemingway has received no additional information and recommended continuation.

Motion by Mr. Woodill to continue the matter to November 6, 2018 at 8 PM. Seconded by Mr. Mott and approved by a 5-0 vote, Ms. Minihane having abstained.

63 Harbor Lane / SE52-1104 & NCC# 30(16) / Lawn Restoration & Parking Gravel

CoC (cont.) Applicant: Gregory Webb / Representative: Jeff Hassett, Morse Engineering

Ms. Hemingway advised that the planting plan had still not been submitted. The matter may need to be further continued to next spring.

Motion by Mr. Mott to continue the matter to October 16, 2018 at 8 PM. Seconded by Mr. Ivas and approved by a 5-0 vote, Ms. Minihane having abstained.

34 Island View Circle / SE52-1110 & NCC# 7(17) / Single-Family Home and related

Amend. OoC and CoC (cont.) Applicant: Brian Nihill / Representative: none

The Commission discussed mitigation alternatives for unpermitted work at the site. It was agreed to continue the matter until next spring to see if the area re-vegetates naturally. Ms. Hemingway will advise the applicant that it is the roots of the trees that are holding the soils in the eroding coastal bank together and not to further disturb the area. No retaining wall would be permitted in the subject location.

Motion by Mr. Ivas to continue the matter to April 16, 2018 at 8 PM. Seconded by Mr. Mott and approved by a 5-0 vote, Ms. Minihane having abstained.

Lot 43 Kings Landing / SE 52-1103 & NCC # 29(16) / shift in footprint within permitted work zone

Minor Amendment Request (cont.) Applicant: Stan Miller / Representative: N/A

Ms. Hemingway advised that the applicant has withdrawn this request and will be submitting a request for major amendment.

Motion by Mr. Woodill to accept withdrawal of the request for minor amendment. Seconded by Mr. Ivas and approved by a 5-0 vote, Ms. Minihane having abstained.

29 Leigh Road / NCC# 33(18) / Shrub & Brush Maintenance Plan Approval

RDA / DoA (cont.) Applicant: Kathleen Desmond / Representative: N/A

The Commission continued its discussion of Ms. Desmond's request for a permanent shrub and brush maintenance plan, which would relieve her from having to repeatedly appear before the

conditions on the property, and any trimming could be limited in scope. MS: Markham suggested that limiting to the existing fence height would be a useful guideline for any future owners.

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The request was approved, as the lot predates local and state wetland regulations. The following special condition was applied: Vegetation not to be trimmed to a lower height than the top of the existing wire fence, i.e., three feet.

Motion by Mr. Mott to issue a DoA Pos 2B, Pos 5, Neg 2, Neg 3, and conditions as noted. Seconded by Mr. Ivas and approved by a 5-0 vote, Ms. Minihane having abstained.

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

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

Applicant requested continuation.

Motion by Mr. Mott to continue the matter to October 2, 2018 at 8 PM. Seconded by Mr. Woodill and approved by a 5-0 vote, Ms. Minihane having abstained.

ENFORCEMENT HEARINGS

Ms. Hemingway advised that the continued violation hearings for 89 Kings Landing and 31 Leigh Road had been omitted from this meeting's agenda in error. After discussion, the Commissioners agreed to let the hearings cease. They can be reopened if the projects are not completed and CoCs issued in the required timeframe.

PUBLIC MEETINGS / ADMINISTRATIVE PERMITS & REQUESTS

Ms. Hemingway advised that she had issued an administrative permit to Nicole Garrity, 75 River Street, for removal of a dying tree near her home. She will report on any such permits she issues in her Agent's Notes going forward.

Forest Cutting Applications (cont.):

Mt Blue St – Rodriquez – update

Ms. Hemingway advised that she had attended a Massachusetts OADR pre-hearing conference on Monday with Town Counsel Bob Galvin. Attorney Galvin argued that the details in this filing were not substantially different from the previous one, and the filing of a NoI was required. A DEP official at the hearing indicated they would be filing a motion to dismiss on this basis. If the matter is not dismissed, the hearing will be held on December 19.

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

Ms. Hemingway advised there were no further updates.

Pending Subdivision / Commercial Development Updates -other

Norwell Estates

There were no updates on this matter.

AGENT'S REPORT partial - see agents notes

Norwell Library Renovation

Ms. Hemingway discussed why she was recommending that the building phase of the project be filed with the Commission as an RDA. She noted that in this case a Determination with conditions similar to the short-form OoC could be issued. She noted that the majority of the building is outside the 100 ft buffer. Grading and site work occurs in the buffer. She noted that for every 1 square foot of buffer to be altered, 3 square feet would be returned to wetland or buffer. Further, the filing of a NoI may trigger a DEP requirement for a subsurface infiltration basin which would be in ground water and/or would result in greater wetland and 50 foot buffer impacts; by filing as an RDA, the Library can use an LID system which would be far more appropriate for the site. After further discussion and review, the Commissioners endorsed Ms. Hemingway's recommendation.

SCIENCE AND REGULATION IN THE NEWS see agents notes

EDUCATION AND TRAINING OPPORTUNITIES partial see agents notes

The Commission briefly discussed attendance at upcoming conferences and workshops. Commissioners Woodill, Minihane, and Wahl expressed interest in a site walk at Norwell Farms with Nikki Bartley.

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>October 2, 2018</i>
<i>NEW filing applications due date/deadline</i>	<i>September 18, 2018 @ noon</i>
<i>Legal Notice publication date-Patriot Ledger</i>	<i>September 20, 2018</i>
<i>Revised Information submittal deadline</i>	<i>September 25, 2018 @ noon</i>
<i>Peer Review Info Deadline, CoC Requests, Minor Modification &LP Requests</i>	<i>September 27, 2018 @ 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. Woodill and approved by a 5-0 vote, Ms. Minihane having abstained.

I hereby certify that the above minutes were presented and approved by a majority vote by the Norwell Conservation Commission on 12/4/18.


Maryne Wahl, Chairperson

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2018 DEC -6 AM 11:31
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CHAIRPERSON