



NORWELL CONSERVATION COMMISSION
Room 112 / 345 Main Street / Norwell, MA and Remote
781-659-8022
January 23, 2024 @ 6:30 PM
Minutes

Present: Chair Marynel Wahl, Bob McMackin, Ron Mott, Doug Luoma, Justin Ivas, Tricia DeGiulio, and Conservation Agent Will Saunders. Bob Woodill was absent. The meeting was held in the Conservation Office and by online conferencing.

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.

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

COMMISSION BUSINESS

Citizen Comments

None

New Business

Upcoming Meetings

Mr. Saunders reminded all that the MACC conference is coming up on March 2.

2024 Farm Use Plan Reviews

Mr. Saunders expects a plan for Stetson in short order. The fields maintained by Jon Hornstra and Cross Street Flower Farm require significantly more stone wall clearing than the other properties.

Jacobs West, Donovan, and Osborne Field (Hornstra)

Farmer Jon Hornstra wishes to continue to harvest hay from these fields with no changes from last year's plan. Mr. Hornstra would like to pay rent, if possible, in lieu of clearing the stone walls, as it is an onerous task and labor costs have increased after the pandemic.

Mr. Mott indicated they were looking at alternatives to get the walls cleared; regular trimming every few weeks may be a better way to stay ahead of the weeds. Mr. Hornstra has been looking for help to do this; Vin Bucca offered but was too expensive. Mr. Saunders noted they are hoping to hire summer help to assist the trail crew and possibly take on some of the wall clearing; they will also be purchasing a rough mower for the walls. Trees & Grounds is unavailable for the job. Mr. Hornstra's feedback could help them secure the funds needed for the extra help; most grant funding requires that the farmer hold a longer lease than the Commission can grant.

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Ms. DeGiulio asked Mr. Hornstra how other towns handle wall clearing. Mr. Hornstra pays \$50 per acre per year rent in Hingham. Concord pays for soil inputs and diesel fuel for farmers. He pays for the soil inputs and testing at Trustees of Reservations fields in exchange for the hay he grows. Mr. Saunders indicated that Town Administration is open to charging rent on the fields if voted by the Commission. Mr. Hornstra thinks a rental agreement could better shield him from resident complaints.

Mr. Ivas inquired whether they should delay the vote on the farm plans given the uncertainty around wall clearing, but all agreed they could approve the farm plan with the understanding they would be reconsidering new options for clearing the stone walls. Mr. Saunders will work with Mr. Hornstra to document his concerns; Mr. Hornstra will consider providing additional assistance at the Whiting Fields.

Motion by Mr. Mott to approve the farm use plans submitted by Jon Hornstra for Jacobs West, Donovan, and Osborne Field with the condition that the Commission will work on alternatives for stone wall clearing. Seconded by Mr. Ivas and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

Jacobs East (Cross Street Flower Farm)

Nikki Bartley present for Cross Street Flower Farm (CSFF). Her farm use plan is mostly the same as last year's, with the addition of an event schedule. A new license agreement between the Town and CSFF is being finalized under which events would first be approved by the Select Board and then sent to the Commission for land use approvals, as well as Board of Health, Police, and Fire for signoffs. The Commissioners commented favorably on the proposed new procedure.

Mr. Saunders has provided a proposed parking plan to the task force working on the license that limits parking to specific areas, including angled parking for 88 cars along Jacobs Lane northward from a handicapped spot to the property line, allowing for a 4 ft walking lane between the cars and the stone wall. Parking by the Carriage House (C.H.), under the proposal, would be limited to one row of about 7 cars. Ms. Bartley is not sure 7 cars can fit in the area and has requested additional parking, possibly behind the C.H.; she could move some of her equipment stored there if needed. The Historic Commission and Historic New England had concerns about more than one row of parking in front of the C.H.; Mr. Mott would prefer that the additional parking be in back and thinks a stone wall leading to the area could be opened up slightly to accommodate this. Mr. Saunders will investigate further. The Commissioners had no other issues with the proposal.

Ms. Bartley thanked Mr. Saunders for his support and professionalism throughout the license process and asked that the Commission reach out to her if anything further was needed.

Motion by Mr. Mott to approve the farm use plan submitted by Cross Street Flower Farm for Jacobs East Field with the condition that the event list and parking plan will be approved after approval of the license agreement with the Town. Seconded by Mr. Ivas and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

Barstow Field (Blue Stem)

Blue Stem Natives proposes to put raised beds in front of the field and keep the back as a meadow from which to harvest seeds from native plants; some trail mowing and invasives management is also proposed. They would like to install the shed and fencing discussed in previous farm plans.

Motion by Mr. Mott to approve the farm use plan submitted by Blue Stem Natives for Barstow Field. Seconded by Ms. DeGiulio and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

Beekeeping - Luke Lambert, several locations

Mr. Lambert proposes to keep hives at Donovan, Jacobs East, and Barstow Field. There are no changes from last year's plan

Motion by Mr. Ivas to approve the farm use plan submitted by Luke Lambert for beekeeping. Seconded by Ms. DeGiulio and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

Land Use Rules & Regulations Update

Based on the discussion last week, Mr. Saunders has added a subsection under the "Prohibited Uses" section stating that the use of metal detectors and "removal of artifacts and historical items" is prohibited without approval from the Commission. The Commissioners were satisfied with the new language. Mr. Saunders will contact the one individual currently holding a permit to reapply.

Motion by Mr. Ivas to update the land use regulations as proposed. Seconded by Mr. Mott and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

AGENT'S REPORT

Public hearings will be held on February 20 for proposed stormwater regulations updates as well as updates to the procedures for administrative permits, septic upgrade projects, and light pollution regulations.

The new boardwalk at Trout Brook stood up well to recent flooding.

Black Pond Bog

Mr. Saunders has been working with The Nature Conservancy to prepare a Masstrails grant application for boardwalk repairs and accessibility improvements. Phase 1 would involve engineering work, soil analysis, and removal of the existing dock; phase 2 will be permitting and construction of the new boardwalk; phase 3 includes possible parking improvements and trail upgrades.

Pre-Start of Work Meetings

48 Jacobs Lane (South Shore Science Center)

Mr. Saunders visited the work site, and all erosion controls are in place. He has authorized the builders to remove the silt sock behind the building once the old tanks in the area are removed.

Violations

536 Grove Street

Mr. Saunders sent out an enforcement order as discussed, and the property owner will be coming to the office on Wednesday. The order requests submittal of a Notice of Intent for restoration and fill removal by March 5th.

Administrative Permits & Requests

209 Old Oaken Bucket

Mr. Saunders issued an administrative permit for the removal of a pine tree that fell over in a recent storm.

SUB-COMMITTEE UPDATES

Invasives

Wendy Bawabe and Stacey Minihane have developed an invasives flyer that will be included the January water bills. The first flyer will discuss invasive bittersweet; other flyers will discuss different species.

BILLS

The following bills were presented for payment:

Christopher Sullivan	Meeting Minutes	\$200.00
Finch Turf		\$497.54
National Grid	Donovan Farmhouse	\$10.31
Amazon Capital		\$19.97
Will Saunders	Reimbursement	\$34.24
Fast Signs	Chittenden Landing	\$368.12 (CPC)
CAI Technologies	GIS Mapping	\$10,897.50 (CPC)
Maltby & Co.	Wildcat stump removal	\$1500 (CPC)

Motion by Mr. Mott to pay the bills as listed. Seconded by Mr. Ivas and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

MINUTES

The minutes of the January 9 meeting were distributed.

Motion by Mr. Mott to approve the minutes of the January 9, 2024 meeting as edited. Seconded by Mr. Luoma and approved 4-0-1 by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas abstain, McMackin yes.

7:00 PM - PUBLIC HEARINGS LEGAL DOCUMENTS/VOTES

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

Mr. Mott read the Notices of Public Meeting.

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33 Leigh Road / SE52-1206 & NCC# 5(21) / Construction of SFH Request for CoC (cont.) App: Dave Seoane, Seoane Landscaping / Rep: Greg Morse, Morse Engineering

The Order of Conditions has been recorded but a planting plan is still pending.

Motion by Mr. Ivas to continue the matter to March 5, 2024 at 7:00 PM. Seconded by Mr. Mott and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

26 Blockhouse Lane / SE52-1202 & NCC# 24(20) / Mudroom, Garage & Gravel Driveway Request for CoC (cont.) App: Daniel Cimorelli / Rep: Brendan Sullivan, Merrill Engineering

A continuation request was received at the Conservation Office. Update site and mitigation plans are pending.

Motion by Mr. Mott to continue the matter to February 20, 2024 at 7:00 PM. Seconded by Mr. Ivas and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

98 Meadowbrook Road / NCC# 1(24) / (After-the-Fact) Dock Installation
RDA / DoA Applicant: Monique Souza / Representative: Steve Ivas, Ivas Environmental

Commissioner Ivas recused from the discussion and vote. The original dock was replaced due to storm damage in 2018 without a Conservation permit; this fell within one year of a sale of the property, so a new Chapter 91 license was not required. This filing was required as a condition of an Order of Conditions issued in 2022 for a garage addition and decks over an existing porch.

Mr. Saunders visited the property with several Commissioners; the dock extends from the edge of lawn into Third Herring Brook, and he has no issues. Conservation markers have been installed as required under the 2022 OoC. There was no public comment.

Motion by Mr. Mott to issue a pos 2b, pos 5, neg 3 Determination of Applicability with findings and conditions as noted. Seconded by Ms. DeGiulio and approved 4-0-0 by roll call: Mott yes, Luoma yes, DeGiulio yes, McMackin yes.

44 Bridge Street / NCC# 2(24) / Shed Installation
RDA / DoA Applicant: Barbara Vinal / Representative: Rick Servant, Stenbeck & Taylor

Applicant wishes to install a prefabricated 8.25' by 10.5' shed on diamond piers in existing lawn area inside a 50 ft wetland buffer but outside the Riverfront area. No excavation will be required. Mr. Ivas noted that the diamond piers will minimize the land disturbance. Mr. Servant briefly described the installation process. There was no public comment.

Motion by Mr. Mott to issue a pos 2b, pos 5, neg 3 Determination of Applicability with findings and conditions as noted. Seconded by Mr. Ivas and unanimously voted by roll call: Mott yes, Luoma yes, DeGiulio yes, Ivas yes, McMackin yes.

<i>Next Meeting</i>	February 6, 2024
<i>NEW filing applications due date/deadline</i>	January 23, 2024 @ noon
<i>Legal Notice publication date-Norwell Mariner</i>	January 31, 2024
<i>Revised Information submittal deadline</i>	January 30, 2024 @ noon
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification & LP Requests</i>	January 30, 2024 @ noon
<i>Public Information Written Comments</i>	No deadline

ADJOURNMENT

*There being no further business, a motion was made by Mr. McMackin to adjourn at 7:44 PM.
Seconded by Mr. Ivas and unanimously voted.*

I hereby certify that the above minutes were presented and approved by a majority vote of the Norwell Conservation Commission on February 6, 2024.

Marynel Wahl
Marynel Wahl, Chair

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