



**NORWELL CONSERVATION COMMISSION**  
Room 112 / 345 Main Street / Norwell, MA and Remote  
**781-659-8022**  
**February 20, 2024 @ 6:30 PM**  
**Minutes**

Present: Chair Marynel Wahl, Vice Chair Bob Woodill, Bob McMackin, Ron Mott, Doug Luoma, Justin Ivas, Tricia DeGiulio, Conservation Agent Will Saunders, and Recording Clerk C. Sullivan. 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. McMackin to approve the agenda as posted. Seconded by Mr. Mott and unanimously voted.*

**COMMISSION BUSINESS**

**Citizen Comments**

None

**New Business**

**Upcoming Meetings**

Mr. Saunders noted that the Massachusetts Association of Conservation Commissioners annual conference was coming up on March 2nd.

**AGENT'S REPORT**

The March 5 meeting will include an executive session.

**Violations**

**205 Winter St.**

The property owner advised that no fill was brought onto the property; Mr. Saunders reviewed the plans and agreed no violation had occurred.

**203 Central St.**

Mr. Saunders will ask property owner to relocate a drainage pipe discharging toward a stormwater swale and wetlands

**1081 Main St**

A previously approved barn is moving away from the wetland and will not require a stormwater review.

**Administrative Permits & Requests**

**Jacob's Pond**

The Commission approved an administrative permit for Mr. Saunders' wedding on Field 4 at Jacob's Pond on August 24.

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*Motion by Mr. Woodill to issue an administrative permit for a wedding at Field 4, Jacob's Pond, on August 24, 2024. Seconded by Mr. Ivas and unanimously voted.*

**110 Prospect**

Mr. Saunders issued an administrative permit for the removal of two diseased/dead trees in pre-disturbed land inside the 50 ft buffer.

**62 Brantwood**

Mr. Saunders issued an administrative permit for the installation of a fence along the edge of the back yard, minor expansion of a side porch, and installation of a drainpipe. There is already fencing along both sides of the lot.

**SUB-COMMITTEE UPDATES**

**Farming**

The use of interns and funding options for stone wall clearing were briefly discussed.

**CPC**

The two Commission-sponsored grant applications, for Ed White Trail rehab and hazard tree removal, were approved.

**BILLS**

The following bills were presented for payment:

Christopher Sullivan	Meeting Minutes	\$200.00
BillTrust	Invasives Water bill inserts	\$313.57
National Grid	Donovan Barn	\$20.31
Will Saunders	Certified Mail postage	\$8.73
Local IQ	Legal ads	\$28.80, \$25.60

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*Motion by Mr. Mott to pay the bills as listed. Seconded by Mr. Luoma and unanimously voted.*

**MINUTES**

The minutes of the February 6 open session were distributed.

*Motion by Mr. Woodill to approve the minutes of the February 6, 2024 open session as edited. Seconded by Mr. Mott and approved 5-0-1, Mr. Ivas having abstained.*

**7:00 PM**

**PUBLIC HEARINGS/LEGAL DOCUMENTS/VOTES**

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

Vice Chair Woodill read the Notices of Public Meeting.

**Amendment to the Town of Norwell's Wetland Regulations (Chapter 303, Article 1) under Norwell's Wetland Bylaw (Chapter 61, Article 1)**

Mr. Saunders advised that the updates, which had been reviewed by Town Counsel, include the addition of a provision for administrative permitting for minor-disturbance activity, including certain septic repair projects, while reserving the Commission the right to review any administrative permit issued by the Agent and vote to require a RDA or other filing.

The updates also add performance standards for dock lighting that require applicants to prove they have accounted for light pollution but do not prescribe specific kinds of lighting. All discussed the possibility of adding a provision prohibiting float storage on the marsh.

*Motion by Mr. Mott to approve the amendments as drafted. Seconded by Mr. Ivas and unanimously voted.*

Mr. Saunders also recommended reducing the required paperwork accompanying the checklist for certain filings to one hardcopy of the checklist and documentation including permits, maps, photos, and consultant reports, as well as two large hardcopies of site plans but no more small plans.

*Motion by Mr. Mott to approve the amendments to the checklist requirements as proposed. Seconded by Mr. Ivas and unanimously voted.*

**Amendment to the Town of Norwell's Stormwater Management & Erosion Control Regulations (Chapter 303, Article 2), under Norwell's Stormwater Bylaw (Chapter 65, Stormwater Management, Articles 1, 2 & 3)**

Mr. Saunders has worked with Town Counsel, Director of Planning Ilana Quirk, and consulting engineer John Chessia to revise the stormwater management regulations, clean up the legal language, and make it more consistent with the DEP handbook. These revisions include the addition of exemptions for temporary disturbance, repair of existing septic systems or replacement in same footprint, and commercial projects already holding a permit requiring compliance with state and local stormwater standards.

Applicants must submit waiver requests with their application to reduce delays and must include pro and con arguments. Updates to the application included the addition of an e-mail line and table of requested waivers. To reduce delays in peer review, applicants must also provide an initial \$5K retainer and replenish when funds are spent down to \$2K.

Mr. Chessia noted that more revisions may be required depending on pending updates to the state regulations.

*Motion by Mr. Mott to approve the amendments to the Stormwater Bylaw as discussed. Seconded by Mr. Ivas and unanimously voted.*

**26 Blockhouse Lane / SE52-1202 & NCC# 24(20) / Mudroom, Garage & Gravel Driveway**

**Request for CoC (cont.) Applicant: Daniel Cimorelli / Representative: Brendan Sullivan, Merrill Engineering**

Updated site plans have been received showing flagging from the septic repair site plan and the addition of five markers and mitigation, based off the 2016 plan, in exchange for additional driveway. Mr. Sullivan indicated he will either increase the mitigation area to 600 sq ft or slightly reduce the driveway. If the plantings are made in the spring, Mr. Saunders is willing to check on them in the summer. There was no public comment.

*Motion by Mr. Mott to continue the matter to July 16, 2024 at 7:00 PM. Seconded by Mr. Woodill and unanimously voted.*

**42 Central Street / SE52-1229 & NCC# 49(21) / Minor Modification for Addt'l Hardscape & Plantings**  
**Minor Mod. to OoC Applicant: Ballyargus, LLC / Representative: Brendan Sullivan, Merrill Eng.**

The original Order of Conditions was issued for raze and rebuild of the existing house, and a minor modification was approved for a connector between the barn and house. Mr. Saunders advised that applicant had put in a paved driveway off Central/Mill Street and added a full porch, pervious patio, and bulkhead, and HVAC pad without a permit. The 1200 sq ft additional impervious coverage may trigger a stormwater review.

Mr. Sullivan indicated he was not aware of these changes until he visited the property, and proposed increasing the mitigation planting area in the 50' buffer by 1200 sq ft. Mr. Ivas objected that the Commission gained little from a mitigation area inside a resource area, but Mr. Sullivan pointed out the entire lot was inside resource area. Mr. Mott wanted a fence and/or line of trees along the 50 ft buffer to avoid future encroachment; he had no issue with the patio but opined that the driveway should be removed. However, Mr. Luoma noted that this would cause additional disturbance, and Mr. Ivas pointed out it was on the opposite side of the property from the wetland.

After further discussion, Mr. Saunders pointed out that the Commission could accept an offer of offsite mitigation in this instance, listing invasives treatment at Trout Brook or Black Pond Brook as possible projects. The Commission discussed whether this should be considered as a Major Amendment or as a Minor Modification. The Commissioners indicated they were willing to consider the modifications as minor provided there was sufficient offsite mitigation. The matter was continued to allow Mr. Sullivan to get estimates and submit updated plans. There was no public comment.

*Motion by Mr. Mott to require removal of the driveway. Motion did not pass due to lack of a second.*

*Motion by Mr. McMackin to continue the matter to March 5, 2024 at 7:00 PM. Seconded by Mr. Ivas and unanimously voted.*

**46 Bridge Street / NCC# 4(24) / (After-the-Fact) Removal and Replacement of Dead Trees**

**NoI / OoC (Bylaw) Appl: Scott A White 2021 Revocable Trust / Representative: Brian Taylor, Stenbeck & Taylor**

Homeowner removed multiple trees in the buffer zone to salt marsh without approval and would like to remove additional trees. Arborist Dave Harrington visited the site and deemed 4 of the trees to be cut imminent hazards, 4 others were not, and 6 trees that were already cut could not be evaluated. Mr. Taylor has proposed a replication plan to plant 18 replacement trees, four of which would be in the buffer. Mr. Sauders also asked that they replace one conservation marker that had been removed and add another one; Mr. Taylor agreed. There was no public comment.

**The project was approved with the following findings:**

BVW, Salt Marsh, North River Corridor, public and private water, groundwater, pollution prevention, water quality, Protection of Wildlife and Habitat, flood control, sediment and erosion control, storm damage prevention, public safety

**The project was approved with the following special conditions:**

*Motion by Mr. Mott to issue Orders of Conditions with findings and special conditions as noted. Seconded by Mr. Ivas and unanimously voted.*

<i>Next Meeting</i>	<b>March 5, 2024</b>
<i>NEW filing applications due date/deadline</i>	<i>February 20, 2024 @ noon</i>
<i>Legal Notice publication date-Norwell Mariner</i>	<i>February 28, 2024</i>
<i>Revised Information submittal deadline</i>	<i>February 27, 2024 @ noon</i>
<i>Peer Review Supplemental Info Deadline, CoC Requests, Minor Modification &amp; LP Requests</i>	<i>February 27, 2024 @ noon</i>
<i>Public Information Written Comments</i>	<i>No deadline</i>

### **ADJOURNMENT**

*There being no further business, a motion was made by Mr. McMackin to adjourn at 8:25 PM. Seconded by Mr. Mott and unanimously voted.*

I hereby certify that the above minutes were presented and approved by a majority vote of the Norwell Conservation Commission on March 5, 2024.

  
Marynel Wahl, Chair

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