



CONSERVATION COMMISSION  
70 EAST MAIN STREET  
NORTON, MASSACHUSETTS 02766-2320  
(508) 285-0275  
Fax (508) 285- 0297

Tuesday, June 10, 1997  
7:30 pm

RECEIVED

JUN 24 1997

NORTON TOWN CLERK

**Attendance**

Jeff Houde (Chairman), Ed Breault (Vice-Chairman),  
Leonard Silvia, Patrick Corcoran,  
Carlos Fragata (Director)

Bob Medeiros, Julian Kadish and Dana Rappaneau were absent.

**Minutes**

The members reviewed the Bills Payable Sheet. Ed Breault made a motion, seconded by Leonard Silvia, to pay the bills. Approved.

The Commission's consensus was to table the minutes of May 12, 1997 and May 27, 1997 until the June 23, 1997 meeting.

The members reviewed a **Notice of Intent - Leggat MacCall Retirement Properties - lot 271 (assessors map 9) Smith Street** (con't. from 4/29/97 & 5/27/97 mtgs.) for proposed plans for a retirement residential community. Dave Taglianetti of Vanasse Hangen Brustlin, Inc. represented the applicant. Leonard Silvia made a motion, seconded by Ed Breault, to close the public hearing. Approved. Leonard Silvia made a motion, seconded by Ed Breault, to approve the Order of Conditions. Approved.

The members reviewed a **Request for a Determination of Applicability - Folkman & Zola Builders - parcel 8-02, lot B (assessors map 15) 2 Larson Farm Drive** - for proposed plans to construct a single family house, a driveway and a sewage disposal system with related grading and utilities within the 100 foot discretionary zone. Paul Folkman represented the applicant. Leonard Silvia made a motion, seconded by Ed Breault, to close the public meeting. Approved. Leonard Silvia made a motion, seconded by Ed Breault, to issue a negative Determination of Applicability with conditions. Approved.

The members reviewed a **Request for a Determination of Applicability - James Kelly - part of lots 42 & 46 (assessors map 30) (rear) 96 Maple Street** - for proposed plans to construct a single family dwelling, driveway with culvert and yard grading and seeding. Jack Vance represented the applicant and stated that the pond was man made and since it almost overflowed onto the proposed driveway, a culvert was proposed. Ed Breault made a motion, seconded by Leonard Silvia, to close the public meeting. Approved. Leonard Silvia, made a motion, seconded by Ed Breault, to issue a negative Determination of Applicability with conditions. Approved.

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The members reviewed a **Request for a Determination of Applicability - John St. Martin - bldrs. lot 81, parcel 118 (assessors map 28) 3 Lisa Drive** for proposed plans to build a 2-car garage attached to the existing structure within the buffer zone of a wetland. John St. Martin represented himself and stated that a Certificate of Compliance was issued for the house and the plans were used for this project as well. Ed Breault made a motion, seconded by Patrick Corcoran, to close the public meeting. Approved. Ed Breault made a motion, seconded by Patrick Corcoran, to issue a negative Determination of Applicability with conditions. Approved.

The members reviewed a **Request for a Determination of Applicability - Kevin R. Dunne - bldrs. lot 24, parcel 270 (assessors map 27) 5 Danielle Street** - for proposed plans to construct a retaining wall to stabilize a slope and move it further away from the wetlands. Kevin Dunne represented himself at the public meeting. Leonard Silvia made a motion, seconded by Ed Breault, to close the public meeting. Approved. Patrick Corcoran made a motion, seconded by Ed Breault, to issue a negative Determination of Applicability with conditions. Approved.

The members reviewed a **Notice of Intent - Philip McCaron - lots 73 & 77 (assessors map 17) off East Main Street** - for proposed construction of a 70' wide roadway across a 4' wide ditch with a 24" culvert to be placed in a ditch under the road. Philip McCaron was present and stated that Planning Board and DEP comments have prompted revisions such as 1.) showing the River's Act boundary, 2.) proposing a 50 ft. access instead of a 70 ft. one, and 3.) showing one large basin (combining 3 basins) and 2 smaller basins. Leonard Silvia made a motion, seconded by Ed Breault, to continue the public hearing until the June 23, 1997 meeting at 8:00 pm. Approved.

The members reviewed a **Request for a Determination of Applicability - Michael Galloway - bdrs. lot 4, parcel 149 (assessors map 4) 7 Goodwin Drive** - for proposed plans to construct a single family dwelling, associated amenities, well, sitework, etc. within the buffer zone of a wetland. Mike Galloway represented himself at the meeting. Curtis Dahl, an abutter to the cow farm project, stated that he felt he wasn't notified properly and it wasn't clear that the cow farm project was adjacent to the house project. Discussion ensued regarding the cow farm project and how revisions showing contours for that road should be put on the house plan. Ed Breault made a motion, seconded by Patrick Corcoran, to close the public meeting. Approved. Leonard Silvia made a motion, seconded by Ed Breault, to issue a negative Determination of Applicability as long as the project is done according to the revised plans (to be submitted showing the proposed access road contours). Approved.

The members reviewed a **Notice of Intent - Michael Galloway - parcels 149, 154 & 322 (assessors map 4) Goodwin Drive** for a proposed agricultural limited project (310 CMR 10.53 (3) (e) to raise beef cattle on 67 acres of fallow farmland. Mike Galloway represented himself at the public hearing. Ed Breault read the Canoe Aquifer Advisory Committee letter requesting plans and a letter from Ken Sejkora requesting written answers to questions. The Conservation Commission agreed to do so. Discussion ensued and it was decided that a group onsite inspection be performed with Conservation Commission members, abutters and Mike Galloway. Curtis Dahl read a letter from Shirley Francis of the Land Preservation Society of Norton. The Conservation Commission scheduled an on-site walk for June 17, 1997 at 4:00 pm. Ed Breault made a motion, seconded by Patrick Corcoran, to continue the public hearing until the June 23, 1997 meeting at 8:10 pm. Approved



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The members reviewed a request for a **full Certificate of Compliance for file #250-209 Edward Stivalletta lot 59 (map 16) 113 Mansfield Ave. c/o Wayne Tsang**. Ed Breault made a motion, seconded by Leonard Silvia, to issue a full Certificate of Compliance noting that no work had been done on this project. Approved.

The members reviewed a **Plan Change Request filed by Mark Arruda for file DET. #389 - George Schneider - lot 69, South Worcester Street**. Ed Breault made a motion, seconded by Patrick Corcoran, to accept the plan changes. Approved.

The members reviewed a **Revised Plan Approval - Norton Country Club Condominiums Section II**. Larry Tilton of Tilton Associates represented the applicant at the meeting and stated that the plans reflected the Conservation Commission's requested changes. Patrick Corcoran, made a motion, seconded by Leonard Silvia, to approve the revised plans. Approved.


The members reviewed revised plans for - **Creative Homes, Inc. - parcel 157 (assessors map 24) 116 So. Washington Street (DET. #522)**. Patrick Corcoran made a motion, seconded by Ed Breault, to accept the revised plans. Approved.

**Other Business**

The Director updated the Conservation Commission on the Town Meeting results re: the Weed Harvester maintenance line item. Discussion ensued on why Town Meeting did not approve the Operating Budget Amendment (to transfer the \$2,500 from the maintenance article).

Patrick Corcoran made a motion, seconded by Ed Breault, to adjourn the meeting at 9:50 pm. Approved.

Respectfully Submitted

  
Carlos T.B. Fragata  
Conservation Director

CF/pmb