



**CONSERVATION COMMISSION**  
**70 EAST MAIN STREET**  
**NORTON, MASSACHUSETTS 02766-2320**

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NORTON TOWN CLERK

Monday, March 25, 2002  
7:30 pm

**Attendance**

Bob Medeiros (Chairman), Julian Kadish (Vice-Chairman)  
Jeff Houde, Neil Linehan, Kathleen Giblin, Ed Breault,  
Jennifer Carlino, Director

Dana Rappaneau was absent.

**Minutes**

The members reviewed the draft minutes of **June 11, 2001**. Jeff Houde made a motion, seconded by Julian Kadish, to continue the minutes until the next regular meeting. Approved.

The members reviewed the Bills Payable Sheet (Misc.) Jeff Houde made a motion, seconded by Julian Kadish, to pay the bills. Approved.

The members reviewed the Bills Payable Sheet (Pare Engineering.). Jeff Houde made a motion, seconded by Julian Kadish, to pay the bill. Approved.

The members reviewed the Bills Payable Sheet (Misc.) Jeff Houde made a motion, seconded by Julian Kadish, to pay the bills. Approved.

The members reviewed the Bills Payable Sheet (Baystate Environmental Consultants, Inc.). Jeff Houde made a motion, seconded by Julian Kadish, to pay the bill. Approved.

The members reviewed a Notice of Intent – **(#250-516) - Stephen & Barbara Mahoney – Parcel 84 (assessors map 10) 16 Ledge Road** – for proposed plans to construct a deck, 4 foot wide footpath, fence and lawn within the buffer zone of a wetland and removal of a tree within a floodplain. Chris Yarworth of Yarworth Engineering presented the project to the Commission. Jennifer Carlino stated that even though the walkway is not in a wetland, she would suggest that a landscaping timber be put down to prevent woodchips from migrating into a wetland. She said that the area where the clearing, cutting and stumping will be taking place is in a floodplain but will remain at the existing elevation and that Chris Yarworth submitted a letter stating that all work will meet the performance standards. Jeff Houde made a motion, seconded by Julian Kadish, to close the public hearing. Approved. Jeff Houde made a motion, seconded by Julian Kadish, to sign and issued the Order of Conditions as written.

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The members reviewed a Notice of Intent – **(#250-517) - Thomas M. Baldino – Parcels 22 & 23 (assessors map 3) 2 Grove Lane** – for proposed plans to construct a 48.9' x 74' addition including a garage to an existing house within 100 feet of Norton Reservoir and 100-year floodplain. Mr. & Mrs. Baldino were at the public hearing to present their project to the members. Jennifer Carlino stated that the floodplain boundary was added on the revised plans from the first plans she had previously reviewed. She stated that no construction or re-grading takes place within the floodplain. Jeff Houde made a motion, seconded by Julian Kadish, to close the public hearing. Approved. Jeff Houde made a motion, seconded by Julian Kadish, to sign and issue the Order of Conditions as written. Approved.

The members reviewed a Notice of Intent – **Edward Corbeil – Parcel 34 (assessors map 17) 37 Reservoir Street** – for proposed plans to construct a 60' x 40' house, garage and sanitary system, including grading and seeding, within 100 feet of wetlands. John F. Vance, Jr., Engineer, presented the project to the Commission. He stated that a portion of the house and garage are within the buffer zone. Jennifer Carlino stated she had talked Mr. Corbeil earlier today about the location of the house and told him that any future plans for work on the side of the house near the wetlands would need a wetland permit. Jeff Houde made a motion, seconded by Julian Kadish, to close the public hearing. Approved. Jeff Houde made a motion, seconded by Julian Kadish, to sign and issue the Order of Conditions as written. Approved.

The members reviewed a Notice of Intent – **John Peck – Parcel 139 (assessors map 26) 300 West Main Street** – for proposed plans to install a 4-foot high concrete block wall along Wading River. John F. Vance, Jr., Engineer, presented the project to the Commission. Judy Schmidt, Wildlife Consultant, was also present. Mr. Vance explained that in regards to the Stormwater Management Form, if the parking lot is swept after sanding in the wintertime, they would receive a 5% credit. He said if a deep (four foot) sump, to act like a sandtrap, is placed at the bottom of the catch basin, a 25% credit would be given. Having a detention pond gives another 50% credit. Mr. Vance claims he ended up with 58% credit. That is 58% of the suspended solids. He further explained that the purpose of the concrete wall is to provide parking, catch all runoff water from the parking lot and direct it into the catch basin. Judy Schmidt stated that she had met with Jennifer Carlino on site and Jennifer had a problem with the height of the blocks that are four feet high, which might be significant barrier to wildlife along the river bank. Ms. Schmidt said that some of the concrete blocks could be removed and the parking lot could still be graded so that the water would flow into the catch basin. She also stated that she had spoken with Mr. Peck today about the height of the blocks, and he mentioned that in many areas, the blocks would only stick up about 2 feet instead of 4 feet. Jeff Houde made a motion, seconded by Kathleen Giblin, to continue the public hearing until the next regular meeting of Monday, April 8, 2002 at 7:35 pm. Approved.

The members reviewed a Notice of Intent – **ESA Management, Inc., c/o Bohler Engineering, P.C. – Parcel 8-12 (assessors map 25) 271 South Washington Street** – for proposed plans to construct a 101 room, 14,500 sq. ft. hotel with associated parking and other improvements within 100 feet of wetlands. David Manoogian, Attorney, represented the applicant at the public hearing. Also present were Duncan Morrell, Real Estate Manager, for ESA Management, Inc., George White, Construction Manager, Stephen DeCoursey, Bohler Engineering, Richard Cane, Regional Director for the Flatley Company and Donald Schall, Biologist. Stephen DeCoursey presented the project to the members. He stated that a Request for a Determination of Applicability was filed in January to define all wetland resource areas on this property. Jennifer Carlino stated that she wanted the Operation & Maintenance



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report to include Vortech, underground retention system and snow storage and compost areas. She stated that some of the areas within the buffer zone did not show erosion control and wanted to make sure it would be used. She also stated that canary grass is not be used near the detention basins because it is very invasive. She asked if percolation tests had been done to determine the ground water level. Mr. DeCoursey stated that there were none at the detention basins but there were some tests done at various sites. She asked if they had been to Planning Board and Mr. DeCoursey replied that Planning Board wanted them to go before the Conservation Commission first. Jennifer Carlino asked if the detention basins could be looked at more closely as they seem to be short circuiting. Mr. DeCoursey asked what the process would be after this project was approved by the Planning Board to obtain the Order of Conditions. Jeff Houde explained that the Planning Board's Consulting Engineer would be reviewing the project and probably be making some changes. He continued to say that they would bring back the revised plan for Conservation review, after which the hearing would be closed. Mr. DeCoursey suggested to continue the hearing until revised plans are received. The board's consensus was to continue the public hearing until the regular meeting of Monday, May 13, 2002 at 7:40 pm. Approved.

Other Business

Signing of the **Lincoln Woods Agreement** Contract. – Julian Kadish made a motion, seconded by Kathleen Giblin, to sign the contract. Approved.

Jennifer Carlino said she notified David Eastridge of Thorndike Development of problems at a headwall at the Smith Street Senior Condos. Mr. Eastridge called to say that the problems would be taken care of immediately.

Jennifer Carlino stated that the Conservation budget was cut approximately \$5,000. Two accounts, Repairs and Maintenance of the Weed Harvester, \$2,500 and Repairs and Maintenance/Office Equipment, \$175 and the amount of \$2,205 for clerical services that was added by the Town Manager this year. Bob Medeiros stated that the Town Manager wants \$20,000 from the Wetland Protection Filing Fee account to be used for Conservation Department salaries. Julian Kadish made a motion, seconded by Jeff Houde, to transfer the \$20,000 to the Personnel Salaries Account. Approved.

Jennifer Carlino stated that two Right of First Refusal notices were received. She stated that Makepeace was selling 8 acres on Bay Road. She stated that since it is Chapter 61A, the Town has the Right of First Refusal and could purchase it if they desired. Jeff Houde left the meeting for this discussion.

Jeff Houde made a motion, seconded by Julian Kadish, to adjourn the meeting at 9:00 pm. Approved.

Respectfully Submitted,



Jennifer Carlino  
Conservation Director