



Norton Conservation Commission
70 East Main Street
Norton, MA 02766
508-285-0275
508-285-0277 fax
conservation@nortonmaus.com

Monday, November 28, 2016
Minutes

The meeting was called to order at 6:30 pm.

Attendance: Ron O'Reilly, Dan Pearson, Lisa Carrozza, Julian Kadish, Gene Blood and Conservation Agent, Jennifer Carlino

Absent: Scott Ollerhead, Jan Franchescelli,

Review draft minutes for:

- **Aug. 22, 2016** Motion made by Carrozza, seconded by O'Reilly to approve minutes. Approved.
- **Nov. 14, 2016** Motion made by Carrozza, seconded by O'Reilly to approve minutes with edits. Approved.

Request for Determination of Applicability (DET 1051)

Peter Maclean – 229 Plain St (map 12, parcel 68)

for proposed plans to repair and replace a septic system within 100 feet of a wetland.

Documents:

1. *Request for Determination of Applicability Application prepared by Charette Land Surveying, dated November 15, 2016.*
2. *RDA Site Plan, 229 Plain Street in Norton, MA prepared for Peter Maclean", signed and stamped by Christopher Charette, dated November 15, 2016, FINAL Revised date 11/21/16.*
3. *Site photographs*

Chris Charette attended the meeting with owner Peter Maclean. The septic was moved 100 feet away from the potential vernal pool per Title V and shown on the revised plans. Compost behind the shed is too close to wetland and will be removed. Revised plans show the small section of post and rail fence with markers in that location.

Motion was made by O'Reilly, seconded by Carrozza to close public hearing. Approved. Motion was made by Carrozza, seconded by O'Reilly to issue a negative 3. Approved.

Notice of Intent (#250-990)

Hosam Mahmoud – 72 Leonard Street (Assessor's Map 1, Parcel 26)

for proposed plans to construct a garage and a portion of a driveway within 100 feet of wetlands. (cont. from the October 24, 2016, Nov. 14, 2016 mtg.)

Documents:

1. Notice of Intent application prepared by Goddard Consulting, dated September 21, 2016.



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2. "Subsurface Sewage Disposal System Plan, Hosam and Shima Mahmoud, 72 Leonard St, Norton MA 02766", prepared by Yarworth Engineering Company Inc., signed and stamped by Christopher Yarworth, dated 8/11/16. **REVISED 11/14/16.**
3. Site photographs
4. Letter from Yarworth Engineering to Conservation Commission re: floodplain datum, dated 11/2/16.
5. "#72 Leonard Street" plan illustrating stakes set for house, garage and floodplain.
6. *Letter from Goddard Consulting to Conservation Commission dated November 16, 2016*

-Scott Goddard attended the meeting with owner Hosam Mahmoud. The hearing was continued for floodplain alteration quantity to be added to NOI permit on a revised page 3 and to describe the invasive species (bittersweet/buckthorn) removal. All information has been received.

Motion was made by Pearson, seconded by O'Reilly to close public hearing. Approved. Motion was made by Carrozza, seconded by O'Reilly to issue the Order of Conditions with edits. Approved.

Notice of Intent (#250-991)

Emerson Builders, Inc. – 52 West Hodges Street Assessor's Map 35 Parcels 7-01 & 7-05)

for proposed plans to demolish a house, accessory building, well and portion of a driveway and to construct a house, expand a driveway and install utilities within 100 feet of wetlands. (**cont. from Nov. 14, 2016 mtg.**)

Documents:

1. Notice of Intent application prepared by Bay Colony Group Inc. dated October 2016.
2. "Sewage Disposal System Design, 52 West Hodges Rd, Norton MA" prepared by Bay Colony Group Inc, signed and stamped by William Buckley Jr. dated October 10, 2016.
3. Site photographs
4. *Letter from Division of Fisheries and Wildlife to Conservation Commission dated November 23, 2016 (NHESP file no. 16-36149)*

Briscoe Lang of Pare Corporation attended the hearing for the applicant. The hearing was continued for: legal notice bill payment, NHESP letter, buffer zone restoration and invasive plant management information, and revised plan for No Disturbance Zone/visual barrier. All information has been received.

Motion was made by O'Reilly, seconded by Carrozza to close the public hearing. Approved.



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Notice of Intent (#250-992)

Steve Kelly – Wheaton College - 26 East Main Street (Peacock Pond) (Assessor's Map 17 Parcel 14)

for proposed plans to repair the façade and structural integrity of a stone retaining wall that contains Peacock Pond. (cont. from Nov. 14, 2016 mtg.)

The applicant requested a continuance to the next meeting of Dec. 19. Motion made by O'Reilly, seconded by Carrozza, Approved.

Amended Order of Conditions (#250-960)

Condyne Capital Partners – 60 Commerce Way (Assessor's Map 24 Parcel 116)

to amend/modify the building size, stormwater management and drainage changes, installation of fuel island and a new water line. (cont. from the October 24, 2016, Nov. 14, 2016 mtg.)

The applicant requested a continuance to the next meeting of Dec. 19. Motion made by O'Reilly, seconded by Pearson, Approved.

Notice of Intent (#250-983)

Muhammad Itani/Island Brook LLC – 0 East Main Street (Assessor's Map 17 Parcels 57, 238, 239, 240, 241, 242, 243, 244 & 245)

for the construction of 56 single-family units with loop road, stormwater detention ponds and work within 200 feet of Rumford River. (cont. from the October 24, 2016, Nov. 14, 2016 mtg.)

The applicant requested a continuance to the next meeting of Dec. 19. Motion made by O'Reilly, seconded by Carrozza, Approved.

REQUEST FOR PARTIAL/FULL CERTIFICATE OF COMPLIANCE

#250-966	Collins Civil Engineering	Parcel 238 (Map 9)
(full)	Group, Inc.	130 Mansfield Avenue

---repair/replace a septic system

At last meeting, motion was made to continue discussion at the next meeting after Carlino contacts owners about visual barrier signs installed in incorrect location. Owners stated that they didn't want the signs to be hit by the plows.

Motion made by Carrozza, seconded by O'Reilly to issue the Full COC. Approved.



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#250-953
(full)

Varsity Wireless LLC

380 Old Colony Rd
Map 26, parcels 9 and 9-01

-for installation of the cell tower and storm water mgt

The previously received a partial COC and were waiting for a reinspection of the detention basin blocked off with concrete blocks to prevent atvs from damaging detention basin. It appeared that they only recently blocked off the top of the basin but it is blocked off now.

Motion was made by O'Reilly, seconded by Carrozza to issue a full COC. Approved.

DET #503
(full)

Suellen and Korwin Rosenberger **29 King Philip Rd**
Map 25, parcel 70

-for repair of septic system (prior to sewer tie-ins)

The work was done in 1997. They have since tied in to sewer.

Motion was made by Carrozza, seconded by O'Reilly to issue the full COC. Approved.

#250-949
(full)

Mark and Kristy Perry

21 South Washington St
Map 18, parcel 30

-for proposed plans to construct a new house, septic and lawn

They have a Partial with a bond. The site is now stabilized.

Motion was made by Carrozza, seconded by O'Reilly to issue the full COC. Approved.

#250-979
(Partial)

William Humphries

95 Plain St
Map 18, parcel 87

-for proposed plans to demo and rebuild a single family home, yard, septic.

The property is temporarily stabilized but the OOC requires him to work with abutter about dead and leaning trees. Abutter came in a few weeks ago to say they haven't cut anything yet. Mr. Humphries was in the office today and said that he had the tree clearer cut an additional tree last week.

Motion was made by O'Reilly, seconded by Pearson to issue a Partial COC with the requirement to post a \$500.00 bond for final stabilization. Approved.

DEP#250-970
(full)

Kurt Radke

15 Dean St
Map 31, parcel 21

-for plans to demo and construct a single family home

The project is fully stabilized and as built plans have been received.

Motion was made by O'Reilly, seconded by Carrozza to issue the full COC and release the performance bond. Approved.



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**#250-906
(partial)**

Campanelli Thorndike Norton LLC

**274 E Main Apartments
Map 11, parcels 61 and 76**

-for proposed plans to construct 7 apartment buildings, garages, clubhouse, pool, stormwater
There are several items that need to be completed including additional permits (DEP #250-920 and #250-972). A \$18,750.00 bond is required for:

- *Temporary site stabilization and monitoring and reporting throughout winter months*
- *Final site stabilization in spring 2017*
- *Installation of the visual barrier*
- *LEC reports on completion of plantings, first growing season and second growing seasons*
- *Stormwater BMP maintenance report due Nov 1.*
- *As built plans*
- *Recording the Operation and Maintenance Plan on the master deed*

Motion made by O'Reilly, seconded by Carrozza to issue the PCOC with the bond requirement. Approved.

**#250-920
(partial)**

Campanelli Thorndike Norton LLC

East Main St and Newland St.

-for plans to install a sewer line along East Main St and Newland St.

The road will be redone in the spring of 2017. The incorrect deed information was submitted and should be resubmitted. The request packet was missing Request for COC form, Final stabilization, and Bond for As-Built Plans.

*Brenden Gilmore of Campanelli attended the meeting to request the PCOC be signed. Motion was made by Carrozza, seconded by O'Reilly to **DENY** the request for a COC because they didn't give us enough information to act on the request. Kadish opposed. Approved.*

**#250-972
(partial)**

Campanelli Thorndike Norton LLC

**East Main St ROW
Map 11, parcel 20 and ROW**

-for plans to install a sidewalk along Route 123 and reconstruct a headwall

Applicants requested a Duplicate OOC at last meeting for recording. Significant information was missing for the request packet. They need to submit the recording info, Request for COC form, and Finish temporary stabilization measures on the road (add more jute netting to cover ALL of the soil and install catch basin inlet protection in road, block throatstone and may need wattle between sidewalk and E Main st. Temporary stabilization must be done by the end of this week.

Motion was made by O'Reilly, seconded by Pearson, to table the discussion until the next meeting so the applicant has time to provide the required information. Approved.



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OLD BUSINESS

Violations:

25 smith st- a notice will be sent.

388 Reservoir St –*After the last meeting Commissioners asked what the actual agreement with the selectmen was, if there was new plan and legal description and reminded selectmen that this is Art 97 land purchased with self help funds and requires legislative action. No response was received.*

NEW BUSINESS

Capital Budget due Dec 14. *Possible dam projects, waiting for Pare estimates. Likely need funds for upstream wall at Chartley.*

OPEN SESSION (TOPICS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE)

Pearson will draft the 10/3 minutes.

Meeting adjourned at 7:40pm.

Minutes approved by the Commission on _____ December 20, 2016 _____ (Date)

Respectfully submitted,

(Signature) Chairman, Conservation Commission

Scott Ollerhead _____ (Printed name)