



**Norton Conservation Commission**  
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NORTON TOWN CLERK  
2019 MAR 21 P 6:01

**Monday, March 11, 2019**  
**6:30 pm**  
**2<sup>nd</sup> Floor Conference Room**  
**Norton Town Hall**

**Minutes**

*recorded by Jennifer Carlino*

6:30pm Open meeting

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

*Attendance: Scott Ollerhead, Gene Blood, Ron O'Reilly, Julian Kadish, Daniel Doyle Jr, Dan Pearson, Conservation Director Jennifer Carlino*

*Absent: Lisa Carrozza*

**WETLAND HEARINGS**

Wetland hearings will be taken in order.

- A. Notice of Intent (#250-1038). Brian Murphy. 13 Richmond Dr (map 35, parcel 187)**  
(continued from 2/25/19) for a proposal to construct a 14' x 18' addition within 100 feet of wetlands and a potential vernal pool.

*Brian Murphy attended the hearing. Carlino stated that Craig Cygawnoski of RIM Engineering came to the office this morning and said the owner has removed the firepit and trash. Murphy confirmed. Carlino confirmed that revised plans were submitted this morning.*

*Motion was made to close the public hearing by O'Reilly, second by Blood. Motion passes. Motion was made to issue the Order of Conditions for DEP# 250-1038 by O'Reilly, second by Blood. Motion passes.*

- B. Notice of Intent (#250-1037). Next Grid Redwood LLC. 54 Plain St. (Map 18, parcel 9).**  
(continued from 1/28/19 and 2/25/19) For proposed plans to install a ground mounted solar array, driveway, stormwater, utilities within 100 feet of wetland in the Canoe River Area of Critical Environmental Concern.

*The applicant requested a continuance. Motion was made to continue the public meeting for DEP# 250-1036 to April 8, 2019 by Blood seconded by Doyle. Motion passes.*

**C. Notice of Intent (#250-1034). Mass Dept. of Transportation. East Main Street (Route 123) Elm Street to Rt 495 overpass.** (continued from 1/28/19, 2/11/19 and 2/25/19) For proposed plans to perform roadway improvements including new sidewalks, wider road shoulders, rehabilitation of existing roads and sidewalks, installation of traffic signals at Rte 495, and stormwater management within 100 feet of wetland and 200 feet of the Canoe River within the Canoe River Area of Critical Environmental Concern. Alteration includes 174 square feet of wetland and 89,924 sf of Riverfront Area.

*The applicant requested a continuance. Motion was made to continue the public meeting for DEP# 250-1034 to March 25, 2019 by O'Reilly seconded by Blood. Motion passes.*

**D. Abbreviated Notice of Resource Area Delineation (#250-1030). John Quattrochi. East Hodges Street (Map 36 Parcel 2-0)** (cont. from 10/22/18, 11/19/18, 12/17/18, 1/28/19, 2/11/19 and 2/25/19). For proposed plans to verify wetland resource areas.

*The applicant requested a continuance. Motion was made to continue the public meeting for DEP# 250-1030 to March 25, 2019 by O'Reilly seconded by Blood. Motion passes.*

**E. Notice of Intent (#250-1032). Albert Faxon. Oak Street (Map 15 Parcel 9).** (cont. from 10/22/18, 11/19/18, 12/17/18, 2/11/19 and 2/25/19). For proposed plans to construct a driveway associated with a new single-family house within 100 feet of wetlands.

*The applicant requested a continuance. Motion was made to continue the public meeting for DEP# 250-1032 to March 25, 2019 by O'Reilly seconded by Blood. Motion passes.*

#### **F – K, DEP files #250-1023 through #250-1028**

*Mark Dibb, Jeff O'Neill and Don O'Neill of Condyne, and Brad Holmes of Environmental Consulting & Restoration, LLC attended the meeting to update the commission on their progress with Commission letters and requests from the town's consultant Horsley Witten.*

*Dibb updated the Commission on progress.*

- *Condyne and Horsley Witten exchanged emails regarding grading and flood calculations on 2/23/19.*
- *Dibb submitted docs on 2/28/19 via <https://www.condyne.com/bluestar-biz-park-public-document-portal/> and provided 2 hard copies to the Conservation office on 3/4/19.*
  - *Included were Condyne responses to comments #3, site plans that cross reference other permits, revise grading, a BMP plan and revisions to the narrative.*
  - *Horsley Witten will provide response to new material within 21 day timeframe.*

*Carlino asked if the bulleted list she gave them from the office meeting is addressed in their newest submittal. Dibb confirmed.*

*Motion was made by O'Reilly, seconded by Kadish to continue the public hearing for DEP files #250-1023 through #250-1028 to March 25, 2019. Motion passes.*

- F. Notice of Intent (#250-1023). Condyne Capital Partners Lot 1 Leonard South Subdivision Plan (Map 11 Portions of Parcels 34 & 32)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19 and 2/25/19). Proposed plans to construct one 10,935 s.f. commercial/retail building and associated parking and utilities discharging to wetland resources.
- G. Notice of Intent (#250-1024). Condyne Capital Partners Lot 2 Leonard South Subdivision Plan (Map 11 Portions of Parcels 32 & 35)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19 and 2/25/19). Proposed plans to construct one 14,400 s.f. commercial/retail building and associated parking and utilities discharging to wetland resources
- H. Notice of Intent (#250-1025). Condyne Capital Partners Lot 3 Leonard South Subdivision Plan (Map 11 Portions of Parcels 32 & 35)** (10/22/18, 11/19/18, 12/17/18, 2/11/19 and 2/25/19). Proposed plans to construct one 16,480 s.f. retail building and associated parking, grading, and drainage within 100 feet of a wetland and within 200 feet of the Canoe River.
- I. Notice of Intent (#250-1026). Condyne Capital Partners Lot 4 Leonard South Subdivision Plan (Map 11 Portions of Parcels 32, 33, & 35)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19 and 2/25/19). Proposed plans to construct one 125,000 s.f. warehouse building, parking, grading, utilities and stormwater management within 100 feet of wetlands.
- J. Notice of Intent (#250-1027). Condyne Capital Partners Lot 5 Leonard South Subdivision Plan (Map 11 Portions of Parcels 32 & 66)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19 and 2/25/19). Proposed plans to construct one 258,000 s.f. warehouse building and associated parking and utilities within 100 feet of wetlands, fill of 6 acres of the 100-year floodplain, and within 200 feet of the Canoe River.
- K. Notice of Intent (#250-1028). Condyne Capital Partners Lot 6 Leonard South Subdivision Plan (Map 11 Portion of Parcel 32)** (cont. from 9/24/18, 10/22/18, 11/19/18, 12/17/18, 2/11/19 and 2/25/19). Proposed plans to construct an asphalt foot path and creation of compensatory storage area within 100 feet of wetlands, within the 100-year floodplain, and 200 feet of a perennial stream.

**L. Notice of Intent (#250-1039). Condyne Capital Partners Bldg 7 Leonard North (Map 11 Parcel 22).** (cont. from , 12/17/18, 2/11/19 and 2/25/19) Proposed plans to construct one 130,000 s.f. warehouse building and associated parking and utilities within 100 feet of bordering vegetated wetland, with alteration of 1,702 sf of riverfront area and 10,871sf/17,091cf of 100-year floodplain.

*Mark Dibb, Jeff O'Neill and Don O'Neill of Condyne, and Brad Holmes of Environmental Consulting & Restoration, LLC attended the meeting to update the commission on their progress with Commission letters and requests from the town's consultant Horsley Witten.*

*Dibb stated he submitted revised packets on 3-4-19 to the Conservation office. The response includes revised plans with details etc. a revised alternatives analysis, quantification of alterations within each resource areas, revised narrative and site plans.*

*The applicant requested a continuance. Motion was made to continue the public meeting for DEP# 250-1039 to March 25, 2019 by Kadish, seconded by O'Reilly. Motion passes.*

**M. Notice of Intent (#250-1035). Condyne Capital Partners Leonard Street reconstruction (Rte 123 to west of house #54).** (continued from 1/28/19, 2/11/19 and 2/25/19) for proposed plans to widen Leonard Street, install utilities, replace culverts and stormwater management. Project involves alteration of 4,607sf wetland, 12,918 sf of 100-year floodplain and 2600 sf of Riverfront area within Canoe River Area of Critical Environmental Concern.

*Mark Dibb, Jeff O'Neill and Don O'Neill of Condyne, Attorney Susan Bernstein, Scott Smeyers of Oxbow Associates and Brad Holmes of Environmental Consulting & Restoration, LLC attended the meeting to update the commission on their progress with Commission letters and requests from the town's consultant Horsley Witten.*

*Dibb stated he is still working on plan revisions. He is revising the wetland replication plan and bioretention areas, will resubmit the SWPPP, provide more detail on the stream crossing standards compliance and get the landowner signatures to complete the application.*

*The applicant requested a continuance. Motion was made to continue the public meeting for DEP# 250-1035 to March 25, 2019 by Kadish, seconded by O'Reilly Motion passes.*

## **SIGN AND ISSUE ORDER OF CONDITIONS/ORDER OF RESOURCE AREA DELINEATION**

## **REQUEST FOR PARTIAL/FULL CERTIFICATE OF COMPLIANCE**

**250-971**                      **John Caponigro**                      **7 Dean st (map 27, parcel 180)**  
Full                      for plans to construct a single family home, barn, septic and driveway  
within 100 feet of wetland  
*Owner stated he installed the markers and cleaned trash but hasn't sent the photos yet. With 12" snow on the ground, Carlino suggested they postpone to next meeting for inspection.*

**REVIEW DRAFT MINUTES**

2-21-19 floodplain educational meeting *Motion was made to accept meeting minutes of 2-21-19 by O'Reilly, seconded by Kadish. Motion passes.*

2-25-19 *Motion was made to accept meeting minutes of 2-25-19 by Kadish, seconded by O'Reilly. Motion passes.*

**OLD BUSINESS**

**NEW BUSINESS**

Site Inspections  
Violations

211 Oak, 215 Oak, 219 Oak, 68 Dean, 54 W Hodges, 4 Kensington and 21 Kensington

Reservoir Update  
Chartley Pond Update  
Barrowsville Dam  
Report from Staff  
Waterbodies Committee update  
Grants

**BILL SUMMARY**

**Summary list of bills signed period February 25, 2019-March 11, 2019**

**FY2019**

<b>Vendor</b>	<b>Amount</b>	<b>Town Account #</b>	<b>Item</b>
Verizon	\$35.99	242-171-100-5700	Wetland Protection Fund Agent phone bill 11/13/18-12/12/18
National Grid	\$8.47	001-171-570-5308	Operations Maint. Cons. Areas Charges 2/28/18-1/29/19 Edith Read
MACC	\$250.00	001-171-570-5716	Education 2 attend AEC
National Grid	\$93.25	001-171-570-5308	Operations Maint. Cons. Areas Charges overdue from pool meter Edith Read

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

- Carlino noted Special town meeting called. Articles are due by March 19.
- Pearson noted a Town common revitalization meeting will be held on Wednesday.
- Carlino noted the caretaker's house at Edith Read Conservation Land had been demolished today.

*Motion to adjourn by Kadish, seconded by O'Reilly. Motion passes and meeting closes at 8:00 pm.*

*Respectfully submitted by: \_\_\_\_\_Jennifer Carlino\_\_\_\_\_*

*Minutes approved by the Commission on \_\_\_\_\_3-11-19\_\_\_\_\_ (Date)*

*Conservation Commission Signature:*

  
\_\_\_\_\_  
*Scott Ollerhead, Conservation Commission Chairman*

*3-21-19*  
\_\_\_\_\_  
*Date*