



Norton Conservation Commission

70 East Main Street

Norton MA 02766

508-285-0275

Email: conservation@nortonmaus.com

<https://www.nortonma.org/conservation-commission>

NORTON TOWN CLERK

OCT 12 2022

9:10 AM PM
RECEIVED

Monday September 12, 2022

6:30 pm

****Remote Participation Only****

Next Meeting

9-26-22

10-24-22

11-14-22

11-28-22

<https://us02web.zoom.us/j/82695574322?pwd=UjRiVkpJM0g0eVZhQWhBUzZTa3RtQT09> When prompted, enter the **Meeting ID: 826 9557 4322; Passcode: 713817**. 1-646-558-8656

Chairperson to read about Public Meetings:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the **Norton Conservation Commission** will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found at the end of this agenda.

Members of the public attending this public hearing/meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by raising their hand virtually or pressing *9 if participating by phone.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the **Norton Cable website** (<https://www.nortonmediacenter.org/>) an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

AGENDA

****Public Hearings and possible Commission deliberations will be taken in order of this Agenda****

6:30pm Open meeting

Members Present	<ul style="list-style-type: none">• Julian Kadish, Chair• Lisa Carrozza, Vice Chair• Daniel Pearson	<ul style="list-style-type: none">• Marc Fernandes• Ronald O'Reilly• Kerry Malloy Snyder
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Member Absent	<ul style="list-style-type: none">• Tamah Vest
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Other Representatives	<ul style="list-style-type: none">• John Thomas, Conservation Agent• Megan Harrop, Conservation Secretary
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John Thomas mentions to the commission that the representative for DEP# 250-1111, 56 Leonard Street had a conflicting schedule and had requested the commission to allow them to present first.

Motion to allow 250-1111 to present first made by Daniel Pearson	Seconded by: Ronald O'Reilly Aye: Julian Kadish, Lisa Carrozza, Ronald O'Reilly, Kerry Malloy Snyder, Marc Fernandes, Daniel Pearson Motion Carries
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I. NEW PUBLIC HEARINGS

A. (DEP#250-1114) NOI – 306-308 East Main Street

(Map 5, Parcel 38, 252)

Proposed work is to add an addition to an existing warehouse, along with a detention basin and grading, all within 100ft of BVW.

Applicant/ Representative	Representative: Mark Arnold; Goddard Consulting, Wetlands Consultant Desheng Wang; Creative Land and Water Engineering Rick Mann; Council for the Applicant
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Mark Arnold explains that the current property is an existing warehouse and parking lot. There is a parking lot with drainage systems that leads to an area that is wooded, then on the eastern side center there is an existing stormwater basin that infiltrates water off of the roof from a portion of the building. On the west side of the building there is a BVW that is delineated on the plans. Mark explains right now the existing stormwater in the area has either direct discharges or goes off the roof to the infiltration basin and there is a small overflow to the rip rap at the edge of the buffer zone. Mark explains the proposed activity on the property is the addition which is 200ft X 247ft, explaining that only a small portion of the addition is located in the buffer zone. Additionally, there would be a grav



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el access road created around the addition, some grading work, and a portion of the basin is located in the buffer zone, no work is proposed within 35ft of the wetlands. There will be an additional infiltration basin installed on site, similar to the existing infiltration basin already on site. Mark explains there is sand on site with high ground water, which perks very well. Creative Land Management has done some extensive soil testing to confirm depth of high ground water, and also determine about mounding to ensure that there will be no mounding. Mark points out that there is an emergency drain proposed in case there was an issue with the basin having an issue with draining, as well as an emergency spillway. Total work area in the buffer zone 15,865 sq ft, because of this Mark also submitted a stormwater permit and a SWPPP because they are disturbing over 1 acre. Mark also comments that they have a NPDES permit. Mark explains that Desheng Wang was brought on to the project to address all of the issues that were previously raised under a different notice of intent, especially in the aspects of groundwater, mounding, soil testing, an intensive survey to determine topography, to determine the preexisting runoff rates which were reduced and therefore the basin had to be enlarged to make sure there was enough management volume. Julian Kadish asks on the plan labeled existing building, showing a stone embankment to the west of the proposed building, whether it is pre-existing or not. Mark explains that it is pre-existing, that it was a riprap slope that slowly vegetated. John Thomas comments that the peer review consultant was unable to give us a response and they are still waiting to hear back. John comments that he reviewed the flags and they seemed to be delineated very well, but the peer review consultant needs to comment and give additional information. Lisa Carrozza asks if the new access will be paved or unpaved. Mark explains the new access will be gravel and it will just be for access to the basin and for fire. Lisa comments that there seems to not be any treatment for water quality before it enters the detention basins, Lisa asks for a summary of the proposed water quality treatment. Mark explains that all the proposed impervious surfaces are rubber roofs, all the rubber roofs go directly into gutters, which go directly into the infiltration basins. Mark comments that with that method there are no suspended solids or any type that would be getting into the system. Mark also explains that the structures will also have a bit of a sump in them, but comments that it is an atypical project because they are removing impervious surfaces. Mark also remarks that the water quality treatment is not really necessary because of the rubber roof. Lisa asks where the parking lot drains. Mark comments that



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the parking lot has multiple catch basins in the parking lot that have direct discharges that go to the slope. Mark also comments that there are other basins on the west side of the property that go into actual stormwater basins. Desheng Wang comments that there is treatment by deep sump catch basins in the storm sceptors. Desheng mentions that only a small portion of the parking lot goes to the embankment of the riprap area, explaining that the rest of it goes into the first infiltration basin, and based on his observations in the field there is no out flow, which means all the water from the parking lot goes through the deep sump catch basin and storm sceptor and then 100% infiltrated into the ground. With the current filing Desheng explains that the second catch basin will only be taking clean roof water, which is assumed to be 80% clean water and the basin which will contain the water will handle up to a 100-year storm.

Motion to continue the meeting until 250-1114 to the 9/26 meeting made by Daniel Pearson	Seconded by: Lisa Carrozza Aye: Julian Kadish, Lisa Carrozza, Ronald O'Reilly, Kerry Malloy Snyder, Marc Fernandes, Daniel Pearson Motion Carries
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**B. (DEP#250- 1115) NOI – 0 King Philip Road
(Map 19, Parcel 142)**

The proposed project involves the construction of a single-family residence with associated gravel access driveway, garage, utilities, and deck. The proposed work will occur within BLSF and the 100-Foot Buffer Zone to BVW.

Applicant/ Representative	Representative: Chris Lucas; Lucas Environmental
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Chris Lucas explains the project, explaining that there is still no file number given by MassDEP. Chris explains that the lot is a pre-existing nonconforming lot that was formed in 1961, prior to the creation of the WPA and prior to the creation of the 2001 25ft no disturbance zone. Chris explains that there are heavy constraints on the lot with the resource areas and the floodplain. Chris comments that the applicant has received zoning board approval with no appeals. Chris shows the revised plans that were submitted to the conservation office, explaining that there are no rare species habitat on site, no vernal pools, no outstanding resource water or MassDEP wellhead protection areas on site. The site is located within an ACEC and the majority of the site is located



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within the 100-year flood plain, which is based on elevation 73. A delineation of the site was done in April 2022, and a drainage way conveying flows was also found on site. It seems to show an intermittent flow into a 12inch iron pipe, which appears clogged, that ties into a catch basin in King Philip Road. The proposed work consists of a single-family residence located towards the center of the site, a proposed gravel driveway along the edge of the property line, a small paved area that is less than 5,000sqft immediately in front of a proposed garage attached to the home. Utilities consisting of water, sewer, and electric will run through King Philip Road and up the proposed driveway to the house. There is also a small deck proposed on the back of the property as well as a 500-gallon propane tank and a proposed subsurface recharge system. There is a proposed filter sock running along the back of the property, the entire wetland edge and King Philip Road to protect the wetland resources on the site. The work is proposed within the 100ft and portions are proposed within the 25ft no disturbance zone. The building has been fitted with flood vents to help flood waters pass through unobstructed. Grading has been redesigned around the building to provide compensatory storage, and roof runoff will all be directed towards the system in the back. Chris states that the project currently fully complies with the performance standards for BLSF, there are 102 cubic feet of flood storage loss with the flood vents and the regrading. Chris does point out that there is 1455 cubic ft net gain. The wildlife habitat evaluation is required for impacts greater than 5000 sq ft, overall the entire impact to the floodplain proposed is just over 16000sqft. A wildlife habitat evaluation was conducted on 7/7/2022, the good habitat areas on site are located towards the back of the property beyond the limit of work. In the back portion of the site there are several large oak trees that have a diameter of 20 to 25 inches, in order to avoid disturbing that habitat all the work has been pushed towards the front of the site. The applicant is also proposing 5800 sq ft of mitigation, along the edge of the driveway which is proposed to be a conservation and wildflower mix to allow small critters and insects to make use of the area. The applicant is also proposing to clean out the iron pipe to ensure flow is moving adequately. Chris comments that they did submit a waiver request for the 25ft no disturbance zone, and states that per the policy the commission may grant relief from portions of this zone if there are significant attempts made to meet the requirement and clearly showing that the requirement cannot be met. Chris explains that the proposed design presented to the commission is the best option with the limited area the site allows, Chris further explains



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with this lot there is no way to legally avoid the 25ft no disturbance zone. Julian Kadish comments the propane tank that is going to be connected to the house by an underground pipe needs to be above the water table and may need to be adjusted in order to have propane service. Julian also asks Chris if this will be filling flood plain areas. Chris explains that there is fill but there is net gain which will create 1455 cubic feet of storage area. Julian also asks if the foundation of the house is above the floodplain. Chris explains that they are actually creating a sub floor, and putting flood vents in. It is explained that the first-floor elevation is one foot above flood stage as per FEMA requirements and flood waters will be able to pass freely through the house. John Thomas comments on the project stating that this project is in the Wetland Protection District which is under the zoning requirements, John mentions that he doesn't know if the applicant has looked into the zone by-laws at this point. Chris comments that they do have zoning board approval but that it is not a wetland protection issue. Elliot Bray comments that he would need sometime to look into the Wetland Protection District but that the zoning board should have been aware of the district. Julian gets confirmation this project is being done by a developer, he also brings up the point that this property could be considered a high risk investment for a developer. Lisa Carrozza asks how much area is being given for the backyard. Chris explains that they are being given 50ft between the house and the limit of work. Lisa brings up that with past projects when there is a sensitive area that is something along the line of the limit of work to make sure that there is no encroachment further than what is being allowed by the commission. Chris asks if signage would be appropriate every 50ft. Lisa explains that signage often doesn't work and recommends a split rail fence. Chris comments that that is something that can be discussed and be revisited at the next meeting. Chris worries that a split rail fence would be easier to remove than a cemented sign. Lisa asks Chris to come up with something that would be difficult to tamper with. John agrees that this type of project would need something more permanent to prevent further encroachment into sensitive areas. Larry Tilton of Tilton Associates brings back the question of the propane tank that Julian Kadish raised, on whether the propane tank will meet standards with groundwater elevation. Larry explains that he did the soils out on site, as well as the groundwater and states that it is significantly deep and he does not anticipate the tank sitting in the water also stating that the tank will be on a concrete pad, and will be strapped for buoyancy reasons. Julian comments that it was not the tank he was referring to, it was the line



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that connected the tank to the house, he does mention that it's not a conservation issue but just something to point out. Larry also mentions that an impervious barrier will be put around the line and should be adequate. Marc Fernandes asks Chris about the restoration area by the road, asking for clarification on whether or not it is compensatory. Chris explains that there are no direct or indirect impacts in the area they are just working in the floodplain, the area in question is currently disturbed and the applicant is trying to work with the commission by restoring the area to a meadow. Chris explains that due to the constraints of the lot there will be impact when the driveway is put in but it will be restored once the driveway is completed and will be able to add a bit more of a buffer to wetlands. Barbara Brady, an abutter to the project comments about the project stating that there was a brook that ran through the site that was filled in by the previous owner. Barbara goes on to explain that she sent a letter to the commission showing the pictures of the area when it rains, showing the flooding that takes place. Barbara mentions that if the brook was somehow restored that it may help the flooding situation on the road. She goes on to state that she believes the piping may have collapsed underneath the road which could be contributing to the flooding, along with the concern that the proposed driveway will be too close to her neighbor's property line. Barbara also mentions that she does not think the lot has enough frontage to be a buildable lot. Lisa asks Chris how the drainage way labeled on the plans qualifies under the act as a drainageway. Chris explains that they do believe that it is linear and that it was altered at some time perhaps before the regulations were written, but they are not going to be touching it. Chris comments that the drainage flows towards the pond not away from it and it flows into a catch basin, so if there was an alteration made, he believes the town did something in the past. Lisa asks if the drainage way is jurisdictional. Chris comments that it may be jurisdictional but that it doesn't change what is being presented to the commission. Lisa comments that it does matter if it was filled, if it qualifies as a resource area. Chris explains that he understands but for the commission to act on fill they need to prove fill occurred and at this point there is no evidence that fill occurred. There is also the time frame to take into consideration, whether it was filled prior to the WPA or after. Lisa asks John if the site looks disturbed. John comments that the whole area looks disturbed, there are remnants of culverts and preliminary disturbance prior to the applicant coming in. John also mentions he cannot attest to fill on the site or not, the only way to confirm would be to look at historic aerials



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and even with reviewing the aerals because the site is so narrow it may not be observable on the aerial imagery. Julian asks what the width of the lot is, Larry states it is 100.72ft. Chris comments that the question of frontage is not a conservation issue, and the zoning board has given approval. John Thomas does point out that there is potential that the issue could be conservation due to the Wetland Protection District, which means it needs to go in front of Planning Board, where they will make a decision and if they need a special permit for doing work inside the WPD then they require a recommendation letter from conservation. John states that the applicant should look at Article 5 of the by-laws and review it for the next meeting. Chris reiterates what the commission is looking for at the next meeting and Elliot Bray tells John Thomas that they will definitely take a look at Article 5 of the by-laws. Lisa also mentions that Barbara Bradley should take up any concerns on zoning setbacks to the Zoning Board or Planning Board. Manuel Lawrence, abutter to the project comments that ever since work has started in the buffer zone there have been a number of well-established trees falling. Julian helps clarify that the work is not being done in the wetlands, as shown on the plans and it is only partially being done within the 25ft no disturbance zone.

Motion to continue the meeting until the 9/26 meeting made by Daniel Pearson

Seconded by: Lisa Carrozza

Aye: Julian Kadish, Lisa Carrozza, Ronald O'Reilly, Kerry Malloy Snyder, Marc Fernandes, Daniel Pearson

Motion Carries

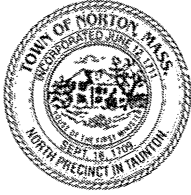
II. CONTINUED PUBLIC HEARINGS

- A. (DEP# 250-1070) Notice of Intent - 0 Rear Eddy Street - Widak/Sher Corp. LTD**
(Map 32, Parcel 31) <https://tinyurl.com/rearEDDYSherCorp>
(Continued from 1/25/2021, 2/8/2021, 3/8/2021, 3/22/2021, 4/12/2021, 5/10/2021, 6/14/2021, 7/26/21, 8/30/2021, 9/27/2021, 10/18/21, 11/8/2021, 11/22/21, 12/13/2021, 1/10/22, 1/24/22, 2/14/2022, 2/28/22, 3/14/2022, 3/28/22, 4/11/2022, 4/25/2022, 5/9/2022, 5/23/2022, 6/13/2022, 6/27/2022, 7/11/2022, 7/25/2022, 8/08/2022, 8/22/2022)

The proposed project is to construct a common driveway with associated stormwater management, septic system, utilities, retaining walls and grading for 4 duplex units within 100 feet of bordering vegetated wetland.

**Applicant/
Representative**

Representative: Tim McGuire; Goddard Consulting



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	Applicant: Sam Widak
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Tim McGuire provides an update on the project for the commission. Tim explains that revised plans have been given to the conservation commission recently and the peer reviewer John Chessia the peer reviewer has provided some comments which their stormwater team is actively working on. Tim explains that they are aware there are some outstanding comments from Chessia from a previous review that still needs to be addressed. Tim comments that they will be asking for a continuance to give their stormwater team time to address the comments. John Thomas explains he has spoken to Widak and Chessia and he believes they all understand what is needed to get done, to hopefully have this project more complete for the final peer review assessment. Lisa Carrozza asks if the applicant should renotify the abutters to the project. John explains that the commission can allow the project to be on the agenda for up to two years, and then they can make a decision whether the applicant needs to withdraw the project or the commission can deny it due to incompleteness. John comments that the applicant understands the importance of timeliness in getting a completed application to the commission. Tim requests a continuance until October 24th so that they can have ample time to address stormwater comments and get revised plans to the commission

Motion to continue the meeting until the 10/24 meeting made by Daniel Pearson	Seconded by: Ronald O'Reilly Aye: Julian Kadish, Lisa Carrozza, Ronald O'Reilly, Kerry Malloy Snyder, Marc Fernandes, Daniel Pearson Motion Carries
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B. (DEP 250-1093) – NOI – 70 Oak Street

REQUESTED CONTINUANCE UNTIL SEPTEMBER 26th

(Map21, Parcel 254-01) <https://tinyurl.com/70OAKSTREET-NOI>

The proposed project to construct a driveway and utilities to gain access to a proposed single-family home. (Continued from 2/14/2022, 2/28/22,3/14/2022,3/28/22, 4/11/2022,4/25/2022,5/9/2022,5/23/2022, 6/13/2022, 6/27/2022, 7/11/2022,7/25/2022,8/8/2022, 8/22/2022)

Applicant/ Representative	None Present
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Applicant requested a continuance until 9/26/2022.

Motion to continue the meeting until the	Seconded by: Ronald O'Reilly
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9/26 meeting made by Daniel Pearson	Aye: Julian Kadish, Lisa Carrozza, Ronald O'Reilly, Kerry Malloy Snyder, Marc Fernandes, Daniel Pearson Motion Carries
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C. (250-1108) NOI-0 Hill Street

(Map24, Parcel 62-02) <https://tinyurl.com/OHillStreetNOI>

The proposed plan is to construct a single story 9,900 square foot machine and fabricating facility with associated parking, drainage, and utility infrastructure within buffer zone. (Continued from 7/25/2022, 8/08/2022, 8/22/2022).

Applicant/ Representative	None Present
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Applicant requested a continuance until 9/26/2022.

Motion to continue the meeting until the 9/26 meeting made by Daniel Pearson	Seconded by: Ronald O'Reilly Aye: Julian Kadish, Lisa Carrozza, Ronald O'Reilly, Kerry Malloy Snyder, Marc Fernandes, Daniel Pearson Motion Carries
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D. (DEP#250-1105)-NOI- Pine Street Cluster

REQUESTED CONTINUANCE UNTIL SEPTEMBER 26TH

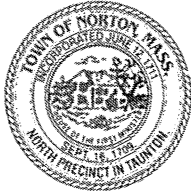
(Map 24, Parcels 7,9,13,108 &109) <https://tinyurl.com/PineStreetNorton>

The proposed project includes the construction of a residential subdivision including a paved roadway crossing within Bordering Vegetated Wetland and the 100 ft Buffer Zone, along with grading and site development with 100ft Buffer Zone. (Continued from 7/11/2022, 7/25/2022, 8/08/2022, 8/22/2022)

Applicant/ Representative	None Present
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Applicant requested a continuance until 9/26/2022.

Motion to continue the meeting until the 9/26 meeting made by Daniel Pearson	Seconded by: Ronald O'Reilly Aye: Julian Kadish, Lisa Carrozza, Ronald O'Reilly, Kerry Malloy Snyder, Marc Fernandes, Daniel Pearson Motion Carries
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E. (DEP#250-1111) – NOI- 56 Leonard Street

(Map 11, Parcel 24-01) <https://tinyurl.com/56LeonardStreetNOI>

Proposed work is installation of a site clearing, ground disturbance, and installation of a water line and overhead & underground utility lines, driveway clearing, title v septic system and single-family home.

(Continued from 8/22/2022)

Applicant/ Representative	Representative: Mark Mariano; Oak Hill Engineering
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Mark Mariano explains the project changes that have been made. Mark explains that based on the comment to move the erosion control out of the 100ft flood zone, which he explains was done. Mark comments that one of the concerns mentioned at the last meeting was the amount of velocity of water coming off the hill. In order to address that comment Mark explains that they tiered it. He goes on to explain that there will be three individual boulder walls that are about two feet tall, and they will be inset into the embankment and then filled out about 20ft and then there will be another 2ft drop. The hope is that the tiers will slow down the velocity. Mark reminds the commission that there is a former gravel pit which offers very good draining material. The remaining water is addressed with the addition of check dams along the gravel drainage drip, as well as an 18X18 NDS drain which will drain to the rain garden. Lastly there was an additional drain garden added which will allow the accumulation and filtration of water as well. Mark also explains that the driveway is pitched in a way that doesn't carry run off from the road, instead it is designed to the drain or a management system. Mark shows the commission a planting plan for the rain garden to the commission, which also shows a storm drainage system that will be put in underneath it to further help with filtration. Julian Kadish asks if the Highway Department has reviewed the plans at all, explaining that if the runoff had not been addressed the Highway Department may have needed to be consulted. Julian asks John Thomas if all the information necessary has been addressed. John Thomas agrees that everything has been addressed.

Motion to close public hearing made by Kerry Malloy Snyder	Seconded by: Ronald O'Reilly Aye: Daniel Pearson, Marc Fernandes, Julian Kadish, Ronald O'Reilly, Lisa Carrozza, Kerry Malloy Snyder
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	Motion carries
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F. (DEP#250-1109)-NOI- 120-116 Mansfield Ave-Senior Center

(Map 16, Parcel 12) <https://tinyurl.com/NOISeniorCenter>

Proposed work to demolish all existing residential structures on the property and to construct a new Senior and Community Support Center. Included as part of the project will be the construction/installation of associated driveways, parking areas, Title 5 compliant sanitary sewage treatment and disposal system, and stormwater management features.

(Continued from 8/22/2022)

Applicant/ Representative	Scott Lindgren; VHB
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Scott Lindgren gives an overview of the process thus far, explaining that the project was going through a review by Amory Engineering, also explaining that they have responded to the comments the peer reviewer made. Scott explains that the Town received a letter from Amory explaining that all the changes requested now met the guidelines and requirements that they were seeking for the stormwater management design. Julian Kadish asks John Thomas if he has any comments. John Thomas comments that based on the letter provided by the peer reviewer acknowledges on behalf of the Town that the applicant has addressed all of the concerns for the stormwater portion of the project.

Motion to close public hearing made by Ronald O'Reilly	Seconded by: Marc Fernandes Aye: Daniel Pearson, Marc Fernandes, Julian Kadish, Ronald O'Reilly, Lisa Carrozza, Kerry Malloy Snyder Motion carries
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G. (DEP#250-1112)-ANRAD-0 S. Washington

(Map 24, Parcel 62) <https://tinyurl.com/ANRAD0SWashington>

The proposed plan is to verify resource areas on the property.

(Continued from 8/22/2022)



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Applicant/ Representative	None Present
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Applicant has requested a continuance until 9/26/2022.

Motion to continue the meeting until the 9/26 meeting made by Daniel Pearson	Seconded by: Ronald O'Reilly Aye: Daniel Pearson, Marc Fernandes, Julian Kadish, Ronald O'Reilly, Lisa Carrozza, Kerry Malloy Snyder Motion carries
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III. REQUEST FOR PARTIAL/ CERTIFICATE OF COMPLIANCE

A. (DEP#250-38)- COC- 162 W. Main Street

(Map 22, Parcel 127-01)

The proposed project was to construct a visual barrier and seed areas in the buffer zone.

Applicant/ Representative	None Present
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**** Julian recuses ****

John Thomas gives the commission a status update for the project. John explains that the applicant has fulfilled the requirements for securing a COC. They have provided a plan to show the limits of the conservation restriction and to show the limits of the posts. The plans show the distance of 40ft as part of the agreement and John also provides photos to the commission as proof of the site stabilization and vegetation. Lisa Carrozza asks if the commission has to take a vote on the agreement side from a legal perspective, as well as the COC. John explains that if a COC is issued the applicant is required to move forward with the recording of a conservation restriction, which the applicant has a deadline that must be met.

Motion to issue full COC made by Kerry Malloy Snyder	Seconded by: Daniel Pearson Aye: Daniel Pearson, Marc Fernandes, Ronald O'Reilly, Lisa Carrozza, Kerry Malloy Snyder Abstained: Julian Kadish Motion carries
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IV. SIGN AND ISSUE ORDER OF CONDITIONS/ORDER OF RESOURCE AREA DELINEATION

A. (DEP#250-1110) – NOI- 469 & 475 S. Worcester Street

(Map 32, Parcels 83 & 102) <https://tinyurl.com/NOI469and475SWorcester>

A single-family home and accessory structure, title v system, driveway, site grading, domestic well and associated clearing, driveway extension within 100 FT of BVW and within a NHESP zone.

(Continued from 8/22/2022)

Applicant/ Representative	None Present
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****Julian Kadish returns****

Motion to issue OOC for DEP#250-1110 made by Ronald O'Reilly	Seconded by: Kerry Malloy Snyder Aye: Daniel Pearson, Ronald O'Reilly, Lisa Carrozza, Kerry Malloy Snyder, Julian Kadish Abstained: Marc Fernandes Motion carries
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V. REQUEST FOR AN EXTENSION

A. (Dep#250-1052) Wading River Estates

(Map 26, Parcel 103-01)

The project was to construct two Triplex units & 5 Six-Family units with associated driveway.

Applicant/ Representative	Brian Dunn
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Julian Kadish asks Brian Dunn what the reason behind the need for an extension is. Brian explains it's for financial reasons. Brian asks the commission if a two-year extension could be granted.

Motion to issue a two-year extension for DEP#250-1052 made by Lisa Carrozza	Seconded by: Ronald O'Reilly
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	Aye: Daniel Pearson, Ronald O'Reilly, Lisa Carrozza, Kerry Malloy Snyder, Julian Kadish, Marc Fernandes
	Motion carries

VI. REVIEW DRAFT MINUTES

- 8/22/2022

Motion to approve the minutes as revised made by Daniel Pearson	Seconded by: Ronald O'Reilly Aye: Daniel Pearson, Ronald O'Reilly, Kerry Malloy Snyder, Julian Kadish, Marc Fernandes Abstained: Lisa Carrozza Motion carries
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VII. NEW/OLD BUSINESS

- Site Inspections
- Report from Staff
 - *John Thomas brings up the Wetland Protection District overlay. It is mentioned that it comes into play with current projects in front of the commission. John explains that the district has been around since 1974. He mentions that he has brought it up with the Planning Board to make them aware of the district and have them be knowledgeable of what would trigger certain land use development requirements. John also explains that if a special permit is required for the Wetland Protection District, then the Conservation Commission has to provide a recommendation letter to the Planning Board. It is also mentioned that the Wetland Protection District is based on mean sea level, so if the project falls within certain contours, then the project would be applicable. Lisa Carrozza brings up the possibility of the commission creating a policy to deal with projects that fall within the district. John agrees that a policy could be made but that the district is mostly under Planning Board Jurisdiction. The possibility of updating the map online to include the Wetland Protection District is also brought up.*



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- Dates for October meeting: Potentially October 11th and October 24th
 - *It is decided that the October meetings will be decided on at the 9/26/2022 meeting.*

VIII. BILL SUMMARY


9/12/2022- 9/26/2022			
Name	Amount	Account number	Account name
national grid	19.61	001-171-5701-5308	Maintenance of Conservation Areas
McGregor & Legere, P.C.	\$ 428.75	242-171-100-5701	Wetland Protection Fund
MACC	\$ 130.00	001-171-570-5716	operating - educational
Chessia	\$ 810.00	243-171-100-5700	Outside Consulting Fee
W.B Mason	75.95	001-171-570-5420	Office supplies
Chessia	\$ 1,815.00	243-171-100-5700	Outside Consulting Fee
Comcast	129.94	001-171-5701-5308	Maintenance of Conservation Areas

IX. RATIFY LAST MEETING'S OPEN SESSION (TOPICS NOT ANTICIPATED 48 HOURS IN ADVANCE)

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

VII. PUBLIC REMOTE PARTICIPATION PROCEDURE

For this meeting, members of the public who wish to participate in the meeting may do so in the following manner:

1. To participate in the meeting, we recommend downloading the zoom app  before the meeting. (This may not be necessary because you can click the link below but we have found that this makes logging in to the meeting easier.)



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2. **Join the Zoom Meeting at 6:30pm.** Using your computer or smart phone go the Zoom app and click "join a meeting" or click on:

<https://us02web.zoom.us/j/82695574322?pwd=UjRiVkpJM0g0eVZhQWhBUzZTa3RtQT09> When prompted, enter the **Meeting ID: 826 9557 4322; Passcode: 713817.** 1-646-558-8656

- The site can be a little tricky so if it doesn't work the first time, try again. Try copying and pasting the link into a google chrome browser if internet explorer or another browser doesn't work for you.
 - Using "connecting to video and audio through the computer" has been the easiest method. So make sure your computer's video/audio is on.
 - If you cannot hear, you may need to phone in by calling 1-646-558-8656, same meeting ID and password as above. If it asks for a participant id you can just hit #. Please put your phone on mute until the Chairman asks for your comments.
 - Everyone will be placed on mute at the beginning of the meeting as you sign in but you should be able to hear. We will unmute you when we reach the public question and answer portion of our meeting.
3. If, for some reason, neither option is working for you, you can email the Conservation Commission at conservation@nortonmaus.com to ask your questions. We will read your email address, name and comments into the public record.
4. The standard procedure for a public hearing is a presentation by the applicant's representative, questions and comments by the Conservation Commission and Director, then opening questions and comments to the abutters. Please be patient and wait for your turn to participate.
5. If there are no additional questions by the Conservation Commission or Director, the hearing would typically close; however, to ensure adequate opportunity for public participation, those specific hearings will be continued until the next meeting. This will be announced. You will have until the next meeting to provide your comments and questions before the Commission closes the hearing and makes a decision.

Respectfully submitted by: Megan Harrop

Minutes approved by the commission on: 9/26/2022

Conservation Signature:

JULIAN RADISH

10/10/22



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Name

Date