



CONSERVATION COMMISSION  
70 EAST MAIN STREET  
NORTON, MASSACHUSETTS 02766-2320  
(508) 285-0275  
Fax (508) 285-3300

Monday, April 12, 1999  
7:30 pm

RECEIVED  
MAY 11 1999  
NORTON TOWN CLERK

**Attendance**

Patrick Corcoran (Vice-Chairman), Jeff Houde,  
Julian Kadish, Dana Rappaneau, Leonard Silvia,  
Bob Medeiros

Ed Breault (Chairman) was absent

**Minutes**

The members reviewed the Bills Payable Sheet (misc.). Dana Rappaneau made a motion, seconded by Bob Medeiros, to pay the bills. Approved.

The members reviewed the draft minutes of March 22, 1999. Leonard Silvia made a motion, seconded by Julian Kadish, to accept the minutes as written. Approved.

The members reviewed a request by **Angelo Pasqualino** to verify wetlands flags shown on submitted revised site plans for **parcel 13 (assessors map 6) Bay Road**. The revision was the re-location of the wetlands flag line on **bldrs. lot 7**. Angelo Pasqualino represented himself at the public meeting. Dana Rappaneau made a motion, seconded by Leonard Silvia, that the Conservation Commission approved of the wetlands line as shown on the revised site plans. Jeff Houde abstained from voting. Approved.

The members reviewed a Notice of Intent – **Gary Blanchard – parcel 186-01 (assessors map 19) 4 River Road** - for proposed plans to raze an existing structure and construct a new dwelling, deck and landscaping within 100 feet of Lake Winnecunnet. Gary Blanchard represented himself at the public hearing. Jeff Houde made a motion, seconded by Dana Rappaneau, to close the public hearing. Approved. Dana Rappaneau made a motion, seconded by Leonard Silvia, to issue the Order of Conditions. Approved.

The members reviewed a Notice of Intent – **The Park at Great Woods Corporatio, Alice Guiney – parcels 16, 18, 19, 19-01, 19-02, 19-03, 19-04, 19-05, 19-06, 19-07, 19-08, 19-09, 19-10, 20 20-01, 21, 21-01, 23-08, 23-09, 23-11, 30, 31, 35, 36, 37, 38, 39, 39-01, 39-02, 39-03, 39-04, 39-05, 39-06, 39-07 and 40 (assessors map 8), parcels 40, 288 & 292 (assessors map 9) and parcels 12, 14, 17, 18, 19, 24, 29 & 34-01 (assessors map 15) – Route 140, Mansfield Avenue** – for a proposed project that will entail the construction of an access road, installation of utilities within the roadway to service a commercial park, and construction of a stormwater management system to service the access road. Work proposed within wetland resource areas includes the construction of an access road across two wetland systems, the construction of portions of the stormwater management system and a replacement wetland area within Riverfront Area, and the temporary disturbance of a Bordering Vegetated Wetland associated with the construction of a retaining wall. The proposed work in wetland resource areas can be permitted as Limited Project road crossings necessary to access otherwise inaccessible developable

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upland areas on the site. Permanent wetland impacts will be mitigated through the construction of three replacement wetlands, providing a combined area of approximately 26,800 square feet.

Mark Nogueira of Vanasse Hangen Brustlin, Inc. (VHB) represented the applicant and made a presentation regarding stormwater management for this project. Also present was David Caron from BankBoston, David Pickart, Senior Environmental Scientist of VHB, David Kelly of Bradford Saivetz & Associates, Inc. and Steve Bloch, an Environmental Scientist with VHB. No number has been issued for the project by the Department of Environmental Protection to date. Discussion ensued regarding the applicant's plans for the configuration of the middle storm water retention basin (the second of three basins) and changes proposed by the former Conservation Director, Carlos Fragata. The members stated that they preferred the configuration of the middle storm water retention basin as it appeared on the plan. Jeff Houde made a motion, seconded by Dana Rappaneau, to continue the public hearing until May 10, 1999 at 8:00 pm (pending receipt of a DEP filing number).

The members reviewed a Request for a Determination of Applicability – **Janet and Fred Edgar – lot 41 (assessors map 22) 153 West Main Street** – for proposed plans to install a tight tank to comply with the upgrading of a septic system within the 100 foot buffer zone of a bordering vegetated wetland. Janet Edgar represented herself at the public meeting. Jeff Houde made a motion, seconded by Julian Kadish, to close the public meeting. Approved. Julian Kadish made a motion, seconded by Leonard Silvia, to issue a negative Determination of Applicability with conditions. Approved.

The members reviewed a Request for a Determination of Applicability – **Maplewoods LLC – parcel 67 (assessors map 30) Maple Street** – for verification of wetland boundaries as shown on plan “Wildwood Estates, Plan of Wetland Boundaries, Prepared for Maplewoods LLC dated March 29, 1999, and stamped by Christopher D. Yarworth, Yarworth Engineering. Fred Bottomley represented himself at the public meeting. Discussion ensued and it was stated that the former Conservation Director, Carlos Fragata, had gone out and inspected the wetlands flags and concluded that they were accurate. Julian Kadish made a motion, seconded by Dana Rappaneau, to close the public meeting. Approved. Julian Kadish made a motion, seconded by Leonard Silvia, to issue a positive Determination of Applicability which requires the applicant to file a Notice of Intent. Approved.

The members reviewed a request for a full Certificate of Compliance filed by **James Prosser for lot 171 (assessors map 26) 1 John Scott Blvd (DET. #476)**. Bob Medeiros made a motion, seconded by Dana Rappaneau, to issue the full Certificate of Compliance. Approved.

The members reviewed a request for a partial Certificate of Compliance filed by **Edward Breault for lot 64 (assessors map 19) Lincoln Street (DET. #542)**. Bob Medeiros made a motion, seconded by Dana Rappaneau, to issue the partial Certificate of Compliance with the condition that the applicant post a \$500 bond with the Norton Town Treasurer to ensure final vegetative stabilization of exposed soils on lot 64 (assessors map 19) Lincoln Street. Approved.

The members reviewed a request for a partial Certificate of Compliance filed by **Worldwide Dev. Corp. for bldrs. lot 2, parcel 43 (assessors map 15) Oak Street (DET. #624)**. Bob Medeiros made a motion, seconded by Dana Rappaneau, to issue the partial Certificate of Compliance with the condition that the applicant post a \$500 bond with the Norton Town Treasurer to ensure final vegetative stabilization of exposed soils on bldrs. lot 2, parcel 43 (assessors map 15) Oak Street. Approved.



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The members reviewed a request for a partial Certificate of Compliance filed by **Susan Cucinotta** for **bldrs. lot 1, parcel 31 (assessors map 17) Elm Street (#250-410)**. Bob Medeiros made a motion, seconded by Dana Rappaneau, to issue the partial Certificate of Compliance with the condition that the applicant post a \$500 bond with the Norton Town Treasurer to ensure final vegetative stabilization of exposed soils on bldrs. lot 1, parcel 31 (assessors map 17) Elm Street. Approved.

The members considered that a request for a full Certificate of Compliance by **Mike Chisholm** for **lot 38 (assessors map 24) 123 Pine Street (DET. #491)** be placed on the agenda. Dana Rappaneau made a motion, seconded by Bob Medeiros, to place **Mike Chisholm's** request on the agenda. Approved.

The members reviewed a request for a full Certificate of Compliance by **Mike Chisholm** for **lot 38 (assessors map 24) 123 Pine Street (DET. #491)**. Discussion ensued that the site had not been checked. Dana Rappaneau made a motion, seconded by Julian Kadish, to have three members sign the full Certificate of Compliance, have Jeff Houde check the site and then have Ed Breault sign the Certificate of Compliance after the site was check and found to be stabilized. Approved.

The members reviewed the draft Order of Conditions for the Notice of Intent filed by **Pilgrim Cranberry Corp. and Standish Realty Trust – parcel 038 (assessors map 36), parcel 10-1001 (assessors map 35) & parcel 4 (assessors map 2) 129 Newland Street**. A letter that was received by the Conservation office dated March 31, 1999 was presented to the members at the public hearing. The letter provided additional information for the amendments to the original Order of Conditions issued on August 25, 1998. Bob Medeiros made a motion, seconded by Dana Rappaneau, to delete condition #36 and #37 of the draft Amended Order of Conditions. Approved. Julian Kadish made a motion, seconded by Dana Rappaneau to approve the Amended Order of Conditions as amended. Approved.

The members reviewed the Purchase and Sales Agreement for **Johnson Acres**. Bob Medeiros made a motion, seconded by Dana Rappaneau, to sign the Purchase and Sales Agreement for **Johnson Acres**. Approved.

The members heard from Robin Leal, Assistant to the Town Manager, who spoke on the proposed Town Meeting Article regarding the purchase of the **Johnson Acres** property, which is currently contingent on a Self-Help grant reimbursement. Ms. Leal stated that she believed people in Norton might wish to have an opportunity to purchase the Johnson Acres property regardless of Self-Help reimbursement. Ms. Leal requested that the Conservation Commission reconsider language in the Article for the Town Meeting warrant in June, 1999 to allow acquisition of the Johnson Acres property if Self-Help reimbursement is not approved. The members stated that the Conservation Commission understood that the Board of Selectmen wished to keep the Johnson Acres property on the tax rolls and that they were opposed to expend Town funds on the property. Ms. Leal stated that she understands that the Board of Selectmen is in favor of acquiring the Johnson Acres property to keep it from development. Suzanne Erikson of the Canoe River Advisory Committee stated that the Town would save money by keeping the Johnson Acres property from development. Bob Medeiros made a motion, seconded by Dana Rappaneau, to add an "either/or" clause to the proposed Town Meeting Article regarding purchase of the Johnson Acres property to allow a vote to purchase the property regardless of Self-Help reimbursement. Approved.

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The members reviewed the **Johnson Acres** Self-Help appraisals contract approval. Dana Rappaneau made a motion, seconded by Leonard Silvia, to sign the Johnson Acres Self-Help appraisals contract approval. Approved.

The members reviewed the **Open Space Plan**. Bob Medeiros made a motion, seconded by Dana Rappaneau, to sign the Open Space Plan letter. Approved.

The members discussed the replacement of the former Director. The Conservation secretary was requested to provide copies of applications and resumes received to date to the members for their review. The date of closing for receiving applications and resumes is April 23, 1999.

Bob Medeiros made a motion, seconded by Dana Rappaneau, to adjourn the meeting at 9:20 pm.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Patrick Corcoran', with a long horizontal flourish extending to the right.

Patrick Corcoran,  
Vice Chairman