



Norton Conservation Commission
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2020 DEC -9 A 11:16

Monday, July 27, 2020

6:30 pm

Remote Participation Only

The Public Remote Participation Procedure is found at the end of this Agenda

Chairperson to read:

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.

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.

Minutes

6:33pm Open meeting

The meeting was called to order at 6:33pm.

Attendance: Julian Kadish, Lisa Carrozza, Gene Blood, Dan Pearson, Daniel Doyle, Jr., Conservation Secretary Melissa Quirk, Conservation Director Jennifer Carlino

Absent: Scott Ollerhead, Ron O'Reilly

WETLAND HEARINGS AND POSSIBLE COMMISSION DELIBERATIONS

Wetland hearings will be taken in order.

A. Request for Determination of Applicability (DET #1097) Robert & Julie Tarsa, 178 Lincoln Street (Map 7, Parcel 7-02). The proposed project involves plans to clear vegetation to add a pool and shed within 100 feet of bordering vegetated wetland. Files can be viewed here <https://tinyurl.com/DET1097-178Line>

Elyse Tripp of Outback Engineering attended the hearing along with the applicants Robert and Julie Tarsa. Tripp explained this RDA is for the addition of a pool and shed with a stone barrier onto an existing backyard. A silt fence is proposed for erosion control during construction.

Mr. Tarsa explained that everything beyond the 100 foot line is currently trees and shrubs.

Carrozza asked why the pool is so far back from the house into the buffer. Mr. Tarsa explained they may do a screened porch and patio off the house in a future project.

Carlino noted all projects will be continued for 2 additional weeks to allow public comments to come through regular email. They can then be closed at the next hearing.

The applicant requested a continuance to 8/10/2020. Motion was made to continue the public hearing for DET #1097 to August 10, 2020 by Doyle, seconded by Pearson. Motion passes.

A roll call vote was taken:

<i>Blood – Aye</i>	<i>Pearson - Aye</i>
<i>Carrozza – Aye</i>	<i>Kadish - Aye</i>
<i>Doyle – Aye</i>	

B. Request for Determination of Applicability (DET #1096) Richard Demers, 388 Reservoir Street (Map 3, Parcel 711). (continued from 7/13/2020) The proposed project involves plans to landscape including concrete and patio within 100 feet of Norton Reservoir. Files can be viewed here <https://tinyurl.com/DET1096-388Reservoir>

Document List – 388 Reservoir Street

- 1. WPA Form 1- Request for Determination of Applicability received 7/1/2020*
- 2. Drawings: Sheets (A, B, C)*

Richard Demers attended the hearing. Carlino showed plans with grading and the 100-year floodplain. She explained the old flag pole location was higher than the floodplain. Mr. Demers proposal is to remove the flag pole and grading to install a firepit. It would still be outside of the floodplain.

Motion was made to close the public hearing for DET #1096 by Carrozza, seconded by Pearson. Motion passes.

A roll call vote was taken:

<i>Blood – Aye</i>	<i>Pearson - Aye</i>
<i>Carrozza – Aye</i>	<i>Kadish - Aye</i>
<i>Doyle – Aye</i>	

Motion was made to issue a Negative 3 Determination for DET #1096 by Carrozza, seconded by Pearson. Motion passes.

A roll call vote was taken:

<i>Blood – Aye</i>	<i>Pearson - Aye</i>
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Carrozza – Aye

Kadish - Aye

Doyle – Aye

- C. Notice of Intent (#250-1058) Amy & John Call, 12 South Highland Road (Map 3, Parcel 718).** The proposed project is to demolish/rebuild an existing house/garage, install a dock, and restore buffer area within 100 feet of bordering vegetated wetland, bank and floodplain. Files can be viewed here <https://tinyurl.com/12-SHighland>

Craig Cygawnoski of RIM Engineering attended the hearing along with applicants Amy and John Call.

Cygawnoski gave a brief summary of the project as shown on the plans. It is a single-family house with a detached garage. They have approval from ZBA to remove the existing buildings and pavement. They are proposing to build a single-family house with an attached garage with a paved driveway. There is an existing chain link fence within the 25 foot buffer zone. They would like to put in a post and rail fence at the buffer zone which would mark the limit of the lawn. The existing lawn between the two fences would be removed. The area would be seeded with a conservation seed mix. The applicants would also like to install a dock. There would be a gate and a 4 foot wide mowed section of lawn for access to the dock. It is aluminum construction and pressure treated decking which will be removed in the winter. No soil would be removed, but there would be minimal cutting of grass in order to install the dock. Mr. Call noted the dock has no permanent footings. They would also leave gapping to allow light through.

Carrozza proposed putting in siltation control at the edge of the lawn seeding. Cygawnoski stated they could put a silt fence at the existing fence while they remove the soil. Once complete, they can move it to the post & rail fence during construction.

Carlino noted pages 2 and 3 of the NOI were revised to quantify the BVW and Bank for the dock. Cygawnoski stated the proposed dock and walkway is a 100 square foot area which is within the 25-foot buffer zone. They would be working on a 7 square foot area within BVW for removal of vegetation for the dock. The inland bank is 17 square feet. The existing impervious cover for the house, detached garage, paved driveway and patio is 3,201 square feet. The proposed house with paved driveway is 3,184 square feet.

The project was continued to allow public comments to come through regular email.

The applicant requested a continuance to 8/10/2020. Motion was made to continue the public hearing for DEP #250-1058 to August 10, 2020 by Pearson, seconded by Doyle. Motion passes.

A roll call vote was taken:

Blood – Aye

Pearson - Aye

Carrozza – Aye

Kadish - Aye

Doyle – Aye

D. Notice of Intent (#250-1052) Scot & Joan Stormo, South Worcester Street (Map 26, Parcel 103 & 103-1) (continued from 12/2/19, 12/16/19, 1/13/2020, 1/27/2020, 2/24/2020, 3/9/2020, 4/13/20, 4/27/20, 4/27/2020, 5/11/2020, 6/8/2020, 6/22/2020, 7/13/2020). For a proposed project to construct 2 Triplex units and 5 Six-Family units with an associated roadway and 2 infiltration basins within 100 feet of bordering vegetated wetland. Files can be viewed here <https://tinyurl.com/250-1052-Stormo-SWorcester>

Tracy Duarte of MBL Land Development attended the hearing on behalf of the applicant. She stated revised plans were submitted to John Chessia for review. Chessia's comments were minor and he stated they could be conditioned. They do not affect the design. Duarte will revise the plans per his comments with additional detail.

Motion was made to close the public hearing for DEP #250-1052 pending revised plans by Carrozza, seconded by Blood. Motion passes.

A roll call vote was taken:

<i>Blood – Aye</i>	<i>Pearson - Aye</i>
<i>Carrozza – Aye</i>	<i>Kadish - Aye</i>
<i>Doyle – Aye</i>	

Motion was made to issue the OOC as amended for DEP #250-1052 by Carrozza, seconded by Doyle. Motion passes.

A roll call vote was taken:

<i>Blood – Aye</i>	<i>Pearson - Aye</i>
<i>Carrozza – Aye</i>	<i>Kadish - Aye</i>
<i>Doyle – Aye</i>	

E. Notice of Intent (#250-1057) Ruscito Brothers LLC, 253 Mansfield Avenue (Map 3, Parcel 722). The proposed project is to convert a commercial building to a 40B multi-story, multi-unit residential apartment building, stormwater management, parking and utilities within 100 feet of bordering vegetated wetland. Files can be viewed here <https://tinyurl.com/253-mansfield>

Lynne Sweet of LDS Consulting Group and Jim Burke of Decelle-Burke-Sala & Associates, Inc. attended the hearing on behalf of the applicant.

Sweet provided a brief summary of the project. There is currently a one-story building on the site which would be removed. They propose to build a 4-story apartment building with 60 rental

units (25% affordable and 75% market rate). They have requested a waiver of the Stormwater bylaw with the ZBA.

Burke noted he has worked with this applicant for many years. The property is approximately 85,000 square feet. 80,000 of it is upland. It abuts the reservoir. The wetlands have been flagged. The majority of the property is impervious. They are proposing to revamp the entire development and redo the stormwater to meet all the standards. They are proposing to use the existing building footprint. They want to remove the parking area in back and put in a passive recreation area and a recharge system for the roof. Surface run-off drainage for the parking lot will be collected through a water quality unit and discharged to the Norton Reservoir. Burke stated there is an 11,384 square foot reduction in impervious area. About 10,000 square feet of that is along the Norton Reservoir.

Carrozza clarified the subsurface parking and at-grade parking. Burke stated all the parking is at-grade. Some is in the garage and some is not. The garage is at-grade. Carrozza asked where the discharge from the parking below the building is going. Burke stated it will go to the sewer. Carrozza asked if there are provisions for snow storage. Burke stated there are provisions on the plan, but Carrozza questioned the need to take the snow off-site. There is no place to push it. When asked about a landscape plan, Sweet stated they would have within a week and could get an answer on the snow storage/removal since the property will be maintained by a professional landscaper. Carrozza questioned the amount of open space for the 60 units. Burke stated there is about 9,000 square feet in back. Sweet stated there are about 150 bedrooms and there is indoor recreation space as well as outdoor.

Burke stated they are meeting with ZBA Wednesday. They will discuss the possible waivers for the Stormwater Bylaw and provide the ConCom an itemized copy of the waivers requested.

The applicant requested a continuance to 9/14/2020. Motion was made to continue the public hearing for DEP #250-1057 to September 14, 2020 by Pearson, seconded by Carrozza. Motion passes.

A roll call vote was taken:

Blood – Aye Pearson - Aye

Carrozza – Aye Kadish - Aye

Doyle – Aye

F. Notice of Intent (#250-1059) AR Building Company, Inc, 195 Mansfield Avenue (Map 9, Parcel 273). The proposed project is to install stormwater management associated with construction of a 40B apartment building within 100 feet of bordering vegetated wetland. Files can be viewed here <https://tinyurl.com/195-Mansfield>

Brian Madden of LEC Environmental Consultants, Inc. and Brandon Carr of DiPrete Engineering attended the hearing on behalf of the applicant.

Madden gave a brief summary of the project. It is 100-unit apartment building. The only work within the buffer zone are stormwater management activities. They received an ORAD last summer from the ConCom. The apartment building will be about 400 feet away from the water. The pavement/parking is about 200 feet away. The only work within the 100-foot buffer zone is the infiltration basin.

Carr explained there is an existing house on the lot. It does not actually abut the Norton Reservoir. There is a strip of land between the lot and the reservoir, but there is BVW as shown on the plans. They are proposing one 4-story building of 100 units. They are currently proposing 179 parking spaces, but may reduce that number after meeting with ZBA. All the impervious on site is located outside the 100-foot buffer. The foot of the basin is at the 50-foot buffer. The only clearing past the 50-foot buffer is the stormwater outlet. The stormwater design meets all the requirements of Mass DEP, town regulations and Norton bylaw. They are not asking for any waivers. Carr reviewed the stormwater design and plans for snow storage.

Carrozza suggested they move the silt fence to allow a separation between the toe of the slope and the sediment fence.

Doyle asked for the snow storage to be labeled on the plan and signs posted for plow drivers. Carr will add the detail to the plan and add to the O&M Plan.

Pearson asked if they are addressing any LID on the plan. Carr stated they are looking at a reduction in parking to limit the impervious areas. They are looking at other opportunities to add LID elements to the design. They have tried to keep things out of the buffer and reduce the impervious on-site.

Carrozza asked if there is a landscaping plan. Carr showed the landscape plan. The only waiver they are asking from the town is a reduction in the landscape buffer along Mansfield Avenue. Carrozza clarified there would be no paths to the reservoir since they don't own that property. Carr stated they have spoken with the abutter who owns that property. The abutter has requested a barrier be placed to keep people off of his property. Carr is proposing a couple of fences to keep their residents inside their stormwater system and not promote access to the reservoir.

Pearson asked if they had considered green roofing. Carr stated it is not usually seen with residential uses because of building designs used. Also, much of this roof will be taken up by condenser units. He will speak to the marketer and the architect about it.

Carrozza questioned the number of bedrooms in the 100 units. Carr stated there are 27 studios, 32 one-bedroom, 31 two-bedroom and 10 three-bedroom for a total of 150 bedrooms.

The applicant requested a continuance to 8/24/2020. Motion was made to continue the public hearing for DEP #250-1059 to August 24, 2020 by Pearson, seconded by Doyle. Motion passes.

A roll call vote was taken:

Blood – Aye Pearson - Aye

Carrozza – Aye Kadish - Aye

Doyle – Aye

HEARINGS CONTINUED TO A DATE NOT MORE THAN 45 DAYS FROM THE END OF THE STATE OF EMERGENCY PURSUANT TO CHAPTER 53 OF THE ACTS OF 2020 “AN ACT TO ADDRESS CHALLENGES FACED BY MUNICIPALITIES AND STATE AUTHORITIES RESULTING FROM COVID-19”, SECTION 17(b)(v)

G. Notice of Intent (#250-1040). Michael Trowbridge of Hutchins-Trowbridge Assoc. 306-308 East Main Street. (Map 5, parcel 38 and 252). (continued from 4/29/19, 6/10/19, 7/8/19, 7/22/19, 8/12/19, 10/7/19, 11/18/19, 12/2/19, 12/16/19, 1/27/2020, 2/24/2020, 4/13/20) The proposed project is to construct an addition to warehouse, detention basin and grading within 100 feet of BVW. Files can be viewed here <https://tinyurl.com/250-1040BerniePhyl>

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

REQUEST FOR PARTIAL/FULL CERTIFICATE OF COMPLIANCE

Request for Full Certificate of Compliance. (DET #446), J. Greg DeGirolamo and Dorothea S. Wander, 109 East Main Street, (Map 17, Parcel B, Lot 85).

Motion was made to issue a Full Certificate of Compliance for DET #446 by Carrozza, seconded by Doyle. Motion passes.

A roll call vote was taken for electronic signatures:

Kadish – Aye Carrozza - Aye

Doyle – Aye Pearson - Aye

Blood – Aye

ADMINISTRATIVE APPROVALS

- 83 King Philip- hazard tree removal

REVIEW DRAFT MINUTES

6/22/2020 - *Motion was made to accept meeting minutes for 6/22/2020 by Carrozza, seconded by Blood. Doyle abstained. Motion passes.*

7/13/2020 - *Motion was made to accept meeting minutes for 7/13/2020 by Carrozza, seconded by Pearson. Motion passes.*

NEW BUSINESS

OLD BUSINESS

Site Inspections – *The ConCom discussed visiting the two 40B sites.*

Violations

NEW: 1 Gaffney Farm Dr – *has submitted a permit application and will be at the next meeting*

S Worcester/Old Colony
S Worcester, m 27 pcl 193
122 W Hodges St.
184 W Main St.
77 Charlotte
68 Dean
211 Oak and 21 Kensington
4 Kensington

Reservoir Update -

Chartley Pond Update -

Barrowsville Dam

Report from Staff

Waterbodies Committee update

Grants

BILL SUMMARY

Summary list of bills signed – July 13, 2020 – July 27, 2020

FY 2020 – Encumbered

Comcast	\$119.59	001-171-570-5308 – Maintenance of Conservation
Areas cable		

FY21

W.B. Mason	\$77.49	001-171-570-5420 – Office Supplies
Ink		

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

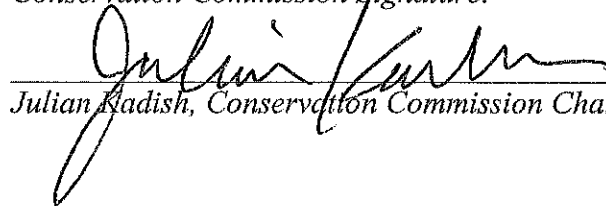
OPEN SESSION (TOPICS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE)

Motion to adjourn by Doyle, seconded by Pearson. Motion passes and meeting closes at 8:15PM.

Respectfully submitted by: _____Melissa Quirk_____

Minutes approved by the Commission on _____

Conservation Commission Signature:




Julian Radish, Conservation Commission Chairman

12/8/20

Date

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. On the meeting date and time, turn to Norton Cable Station Channel 15 to simply watch the meeting.
2. 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.)
3. 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/88353282262?pwd=cnIrazV6amJOcWM3U1VhVjV3RXdlZz09>
When prompted, enter the **Meeting ID: 883 5328 2262, Password: 196999.**
 - 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.
4. If, for some reason, neither Zoom option is working for you, you can watch the cable station live feed and 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.
5. 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.

6. 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.