

**Norton Conservation Commission**

70 East Main Street

Norton MA 02766

508-285-0275

Email: [jthomas@nortonmaus.com](mailto:jthomas@nortonmaus.com)

<https://www.nortonma.org/conservationcommission>

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NORTON TOWN CLERK

2024 FEB 29 AM 9:42

**Monday December 11, 2023 | 6:30 pm**

**\*\*Remote Participation Only\*\***

**MINUTES**

Next Meeting:

1-8-24

1-22-24

2-12-24

2-26-24

Google Drive: [https://drive.google.com/drive/folders/1iAz0gGXlsvABFk82JQa7gt5Rv58bwJqN?usp=drive\\_li nk](https://drive.google.com/drive/folders/1iAz0gGXlsvABFk82JQa7gt5Rv58bwJqN?usp=drive_li nk)  
Mtg. Video: [Conservation Commission 12/11/2023 \(youtube.com\)](https://www.youtube.com/watch?v=Conservation Commission 12/11/2023)

**Glossary**

<u>term/abbrev.</u>	<u>meaning/citation (with hyperlink)</u>
LPS	The Norton Land Preservation Society, "a non-profit, independent conservation group chartered in 1970 by the State of Massachusetts....dedicated to keeping a variety of types of land wild for the conservation of plant and animal species.... [It] currently hold[s] over 1000 acres of land across Norton, with many miles of trails to explore" ( <a href="https://www.nortonlandpreservation.org">Land Preservation Society of Norton (nortonlandpreservation.org)</a> ).
Title 5	310 CMR 15.000: Septic Systems ("Title 5")-Compliant System

**Attending**

Julian Kadish, Chairperson, Lisa Carrozza, Vice Chairperson, Mark Fernandes, Paxton Halsall, Ron O'Reilly, Dan Pearson, Tamah Vest

John Thomas, Conservation Dir.  
Megan Harrop, Conservation Secty.

**Absent**

**I. MEETING OPENED, 6:30 PM**

**II. READING OF REMOTE PARTICIPATION STATEMENT**

- A. ("Pursuant to Governor Healey's March 29, 2023 bill extending several COVID-era policies....")
- B. **PUBLIC REMOTE PARTICIPATION PROCEDURE** to be found at end of original **AGENDA**

**III. NEW PUBLIC HEARINGS**

N/A

**IV. CONTINUED PUBLIC HEARINGS**

- A. **250-1129-NOI-0 MANSFIELD LOT C | (Map 16, Parcel 93)**



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The applicant proposes constructing one 24-unit apartment building with associated grading and utilities per lot, all within 100' of a BVW. *Please see below.*

### B. 250-1130-NOI-0 MANSFIELD LOT D | (Map 16, Parcel 93)

The applicant proposes constructing one 24-unit apartment building with associated grading and utilities per lot, all within 100' of a BVW. *Please see below.*

### C. 250-1131-NOI-0 MANSFIELD LOT E | (Map 16, Parcel 93)

The applicant proposes constructing one 24-unit apartment building with associated grading and utilities per lot, all within 100' of a BVW.

Jack Jacobi addressed the meeting on behalf of the applicant and requested that the applicant be allowed to withdraw lot E without prejudice. Thomas noted that the Conservation Dept. had received the relevant documentation.

<u>Motion to withdraw lot E (#250-1131, item C.)</u> 1. Pearson 2. Vest <i>carries</i>	<u>Aye</u> Carrozza, Fernandes, Halsall, O'Reilly, Pearson, Vest	<u>Abst.</u> Kadish	<u>No</u> 0
<u>Motion to continue 1129-1130 (items A. &amp; B.) to the 1/8/24 meeting</u> 1. Pearson 2. Fernandes <i>carries unanimously</i>	<u>Aye</u> Kadish, Carrozza, Fernandes, Halsall, O'Reilly, Pearson, Vest	<u>Abst.</u> 0	<u>No</u> 0

### D. DEP#250-1132-NOI- 6 Mary Joe Road-Mark Mariano | (Map 35, Parcel 10-02) REQUESTED CONTINUANCE UNTIL 1/8/2024

Applicant proposes constructing a new single-family home including Title 5, driveway, site grading, site cleanup, domestic well, associated clearing, and driveway extension within 100' of BVW and an NHESP zone.

<u>Motion to continue to the 1/8/24 meeting</u> 1. Pearson 2. Vest <i>carries unanimously</i>	<u>Aye</u> Kadish, Carrozza, Fernandes, Halsall, O'Reilly, Pearson, Vest	<u>Abst.</u> 0	<u>No</u> 0
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### E. 250-1136-NOI-0 Eddy Street- Sher-Corp LTD | (Map 32, Parcel 31)



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The applicant proposes constructing a 5.8 acre +/- private development including four 2,200 sf Duplex Units, 1,250 linear foot - 20' wide asphalt common driveway with the appropriate storm water controls.

Thomas: While a notice was sent them, no request of continuance was requested. Kadish asked Thomas if they had done this before. Thomas: No.

<u>Motion to continue to the 1/8/24 meeting pending Thomas telling the applicant that their hearing will be closed if they don't participate in a good faith manner in the public hearing process</u>	<u>Aye</u> Kadish, Carrozza, Fernandes, Halsall, O'Reilly, Pearson, Vest	<u>Abst.</u> 0	<u>No</u> 0
1. Carrozza 2. Pearson			
<i>carries unanimously</i>			

### F. DEP#250-1142- NOI- 0 West Main Street | (Map 22, Parcel 2-1,2-2, & 2-3)

The applicant proposes constructing two new residential buildings with multiple rooms and accompanying infrastructure, stormwater, and utilities.

(As above) applicant unresponsive. Thomas confirmed that he sent out a notice around Thursday (12/8)—and Harrop some days earlier—that they must send their request for a continuance on 12:00 on the day of the meeting. Thomas made a statement to the effect of a public record that the continuations allowed by the current meeting were to be considered the actions of a grace period after which he would no longer tolerate such behavior from applicants.

<u>Motion to continue to the 1/8/24 meeting</u>	<u>Aye</u> Kadish, Carrozza, Fernandes, Halsall, O'Reilly, Pearson, Vest	<u>Abst.</u> 0	<u>No</u> 0
1. Vest 2. Carrozza			
<i>carries unanimously</i>			

### V. REQUEST FOR CERTIFICATE OF COMPLIANCE/EXTENSION N/A

### VI. SIGN AND ISSUE ORDER OF CONDITIONS/ORDER OF RESOURCE AREA DELINEATION N/A

### VII. REVIEW DRAFT MINUTES A. 11/13/2023



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Motion to accept the 11/13/23 minutes with noted slight emendations

1. Vest
2. Halsall

*carries*

Aye

Kadish, Carrozza,  
Halsall, O'Reilly,  
Pearson, Vest

Abst.

Fernandes

No

0

**B. 11/27/2023**

Motion to accept the 11/13/23 minutes with noted slight emendations

1. Vest
2. Halsall

*carries unanimously*

Aye

Kadish, Carrozza,  
Fernandes, Halsall, O'Reilly,  
Pearson, Vest

Abst.

0

No

0

**VIII. OLD BUSINESS/NEW BUSINESS/Discussion**

**A. Report from Staff**

Thomas dealt with the added concerns—compliance (or lack thereof) with stormwater regulations—concomitant with heavy rain. He suggested that Commission members might help with such issues by looking out for non-compliance in their routine traversal of the Town.

**B. Open Space Committee**

Pearson and Halsall gave a recap of the Wednesday 12/6 meeting of the Open Space Committee (including a revisiting of 2017 OSC goals and a solicitation from leadership of ideas for the development of the OSC). Halsall pointed out that the OSC (Conservation Dept.) had posted a survey on the website, based on 2017 OSC efforts and edited by Thomas, regarding such ideas. Thomas made some consummatory statements. Vest asked about LPS representation on the committee. Thomas: We have two representatives from the LPS. Thomas invited anyone who wished to give input on the OSC to do so on the next meeting, 1/3/24.

**IX. ADJOURNMENT**

Motion to adjourn

1. Pearson

*carries unanimously*

Aye

Kadish, Carrozza, Fernandes, Halsall, O'Reilly, Pearson,  
Vest

Abst.

0

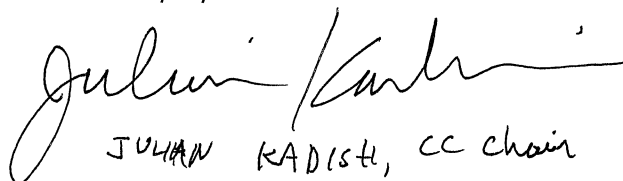
No

0

Respectfully Submitted by : Daniel Pearson

Minutes Approved by Commission on: 1/22/2024

Conservation Signature:

  
JULIAN KADISH, CC chair