

CONSERVATION COMMISSION

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CAROLYN ROCKLEN, TREASURER
JOHN GEAR
PETER BAMBER
KELSEY QUINLAN
OLIVIA HAGLUND



ENVIRONMENTAL PLANNER/
CONSERVATION AGENT
HOLLY JONES, MSCI

OFFICE MANAGER/SR. ADMIN. ASST.
LYNN MARCHAND

Norwood Conservation Commission Meeting Minutes March 15, 2023 7:30 P.M.

Present: Stephen Washburn, Catherine Walsh, Carolyn Rocklen, John Gear, Peter Bamber, Kelsey Quinlan

Also Present: Holly Jones, Environmental Planner/Conservation Agent

The March 15, 2023 meeting was held remotely using Google Meet and in person in Room 24 of Norwood Town Hall, 566 Washington St. The meeting was called to order by the Chair, Mr. Stephen Washburn, at 7:30 p.m. followed by a roll call.

Public Hearings:

1. 115 Norwood Park South. DEP No. 251-0543 Norwood No. 2023-04

Applicant: Frank Giglio of 1144 Properties, LLC Representative: Deborah Keller of Merrill Inc. Project Description: Building addition and parking lot improvements in the buffer zone of a bordering vegetated wetland. A request has been received to continue this public hearing to the meeting on 4/5/23

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Motion: Mr. Bamber made a motion to continue the public hearing to April 5th at a time to be determined. Mr. Gear seconded the motion.

Motion passed unanimously, 6-0 by roll call vote.

2. 3 Edgewater Drive. DEP No. 251-0544 Norwood No. 2023-05

Applicant: E&F Realty Assoc LTD Partnership Representative: Alfons Koka of EBI Consulting Project Description: Creation and restoration of a detention basin in riverfront area, bank, and bordering land subject to flooding associated with Traphole Brook. A request has been received to continue this public hearing to the meeting on 4/5/23

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Motion: Mr. Bamber made a motion to continue the public hearing to April 5th at a time to be determined. Mr. Gear seconded the motion.

Motion passed unanimously, 6-0 by roll call vote.

3. 1125-1175 Boston Providence Turnpike. Request for Determination of Applicability Norwood No. 2023-06

The proposed project is outside of the 100' buffer zone and 200' riverfront area, however on a parcel next to the Neponset River with continuing conditions requiring Commission require for changes to site hydrology

Representing Hobbs Brook Real Estate, Mr. Scott Turner of Environmental Partners gave a presentation to the Commissioners. (*Slideshow is attached to these meeting minutes*) He noted the project team members, gave a brief history of the permitting process to-date, and gave an overview of the existing conditions, campus buildings, and parking on this portion of the FM Global campus. Referencing the wetland resources plan (water resources delineated on 9/28/22), he detailed the surrounding jurisdictional areas; bordering vegetated wetlands, 200' riverfront area, inland bank to the Neponset River, and bordering land subject to flooding. No work was proposed within those areas. He detailed the overall proposed conditions plan, the existing conditions drainage plan, proposed landscaping (bio-infiltration buffer), and the overall proposed conditions plan. The project was said to include demolishing of the 143k gsf existing office building, replacing it with a 300k gsf office and lab building, a 930 space parking garage in the current 1175 parking lot, total parking on-site, a service road west of the Learning Center, and realignment of FM Global Way and drive aisle south of 1125. The area of disturbance will be roughly 17 acres of the 40 acre property.

Mr. Turner noted that the project would reduce the total volume of stormwater discharged into the Neponset River and that there would be improved water quality treatment. He stated there would be an approximately .3 net decrease in impervious area (if additional parking is land-banked but not built, the net decrease would be approximately 1 acre). He detailed some of the stormwater improvements including a decrease of peak rates and volumes of runoff, an increase recharge to groundwater, and improved water quality; 11 proprietary water quality units, 2 subsurface recharge systems, and 2 bioretention basins (also a net reduction of nutrients).

Mr. Turner stated that the proposed project would meet all Mass. Stormwater Management Guidelines for new development.

Ms. Jones said the planting plan had been revised and consisted of all native plantings. Commissioners and Ms. Jones spoke favorably of the proposed green infrastructure.

Motion: Mr. Bamber made a motion to close the public hearing and issue a negative determination of applicability. Mr. Gear seconded the motion. Motion passed unanimously, 6-0 by roll call vote.

Certificate of Compliance Request:

- 1. 59 Puritan Place.** DEP File No. 251-0344, Norwood No. N2004-08

Ms. Jones said the applicant asked for a continuance to April 5th as he is waiting for delivery of the “no disturb” plaques.

Motion: Mr. Bamber made a motion to continue to April 5th at a time to be determined. Mr. Gear seconded the motion. Motion passed unanimously, 6-0 by roll call vote.

Potential Violations:

- 1. 1 Technology Way**

Ms. Jones said she received an anonymous tip regarding a clearing that occurred. During her site visit she established that approximately 3 acres of woods had been cleared and there also appeared to have been an isolated wetland in the middle of the area. Ms. Jones confirmed the DEP wetlands mapping and during her site inspection she observed hydric soils, the remains of wetlands vegetation, and some hydrologic indicators; algae mass and flooding of the subject property and properties nearby. She noted that isolated wetlands are not protected under the WPA but they are protected under the local bylaw. Ms. Jones said an NOI should have been filed with the Commission before for any disturbance of the wetland or its buffer zone.

The property owner, Michael Argiros, was represented by Mr. Elias Patoucheas and Scott Goddard of Goddard Consulting. Mr. Patoucheas said that he, Mr. Goddard, and Ms. Jones had walked the site the previous week. Mr. Goddard stated that he was in the process of evaluating the site. He gave the Commissioners background information of the property stating that his early evaluation indicated that the property was the subject of a significant gravel operation for several decades starting in the 1930's until

the 1980's and then became further developed into what is now in existence. Prior to the gravel operation it appeared to be a high, situated knoll and did not have traditional wetlands. The gravel operation was aggressive in the cutting of the slopes and he said that they likely cut into the groundwater table which, he said, had resulted in seepage coming out of the slope at high water times.

Mr. Goddard said that no WPA jurisdictional features were noted but that he would have to look deeper into what occurred post-2009, after the local wetlands bylaw was enacted. He shared some of his thoughts on possible causes of the situation with Commissioners. Mr. Patoucheas commented that an abutter's roof gutter went to a pipe underground and dumps directly onto this property.

Ms. Jones said there was definitely a wetland regardless of how it came to be.

She said wetlands within preexisting graveled areas have historically been something that the Commissioners have considered under their jurisdiction. She cited a recent case that came before the Commissioners (835 University Ave) within the past year.

Ms. Jones informed Commissioners that she had issued an enforcement order under the bylaw on February 23, 2023. The remedies in the enforcement order included attending the March 1st meeting (which was cancelled), hiring a wetland scientist to delineate the pre-existing wetland, identifying the jurisdiction, and completing a restoration plan which would be filed with the Notice of Intent. Also included in the remedy were the requirements of completing of a NPDES construction general permit for the disturbance greater than 1 acre and submitting a stormwater pollution prevention plan. She noted that a Site Plan Review filing would be needed if a new building was proposed, as required by the Building Commissioner since more than 20,000 square feet had been cleared. She asked Commissioners to set a timeframe of the requirements and requested that they ratify the enforcement order.

Discussion was had regarding next steps. Mr. Patoucheas said they had engaged Solli Engineering. Mr. Washburn said they wanted to see an achievable schedule but noted the Commission was also navigating the process of a violation. He said he would like to see it addressed in a timely and meaningful fashion. Mr. Bamber said he wanted to see a lot of work done between now and the next meeting (on April 5th). Ms. Quinlan concurred. Ms. Jones said in 3 weeks, she wanted to see a schedule including when the NOI would be filed. Mr. Washburn said he would like to see a delineated site plan and a plan for restoring the wetland.

Motion: Mr. Bamber made a motion to ratify the enforcement order issued on February 23rd. Mr. Gear seconded the motion. Motion passed unanimously, 6-0 by roll call vote.

Conservation Commission Business:

1. Proposed alternate meeting schedule discussion

Ms. Jones suggested moving to an every 3 week schedule as discussed at the last meeting. Mr. Washburn said he was concerned about open meeting law and also having to schedule an extra, unplanned meeting. He also said it might cause very late meetings during the busy times of the year. Ms. Walsh made note of her CPC meetings on the same evenings. Ms. Jones said under the WPA, they must open the hearing within 21 days of an NOI filing.

Ms. Walsh said she would rather have more meetings than longer meetings. Mr. Bamber and Mr. Gear said they could go either way. Mr. Gear reminded the members they could always go back to twice a month if every 3 weeks didn't work out. Ms. Rocklen asked about the administrative perspective and if there was any time limit on the meeting length. Discussion was had. Mr. Bamber said the Commission could always continue the hearing to the next meeting if time ran short. The Commissioners agreed changing to an every 3 week meeting schedule as of April 19th.

2. Endean Orchard Subcommittee update

Ms. Jones said the pruning workshop went well and there were about 15 people in attendance. Ms. Jones said there was still quite a bit of pruning to do and she said she could tend to it with the assistance of some volunteers.

Ms. Jones also announced that irrigation installation was ready to begin. She informed the Commission that a quote of \$3,500 was received and there was money available within the budget. She noted that it

would be a manual irrigation system instead of a timed system. Ms. Jones said volunteers would still do it but that the new system would make it easier (just turning it on) and take substantially less time. She stated that the system would need to be purged each fall for a small expense and that they could utilize the same company that the Town employs for this task. She said the irrigation system can last up to 20 years.

3. CPC report

Ms. Walsh said there were 8 projects that the Committee was reviewing. She gave a summary of the projects and noted that they had accepted the 8th application (submitted late) which was for the proposed Morse House Project.

- The Morse House project was said to be two-fold; historical registration (\$10k) and exterior work (\$192k).
- Old Parish Cemetery preservation project (\$695k with \$675k coming from CPA); may not be eligible so the CPC Coordinator will suggest that the applicant re-work the scope of the project.
- Annual Town Report (\$11k)
- Memorial Hall furniture preservation (\$10k)
- 1890's history and directory book preservation (\$5k)
- Conservation -land preservation (\$10k)
- McDonough housing complex (1.35 million dollar project with \$350K from CPA) for windows & siding replacement
- Winslow Park/Chapel Hill -feasibility study & neighbor outreach (\$41k+); park is not well utilized. They would like to encourage passive use and make it a more meaningful tribute to the Veterans.

She said there is enough money to fund all of the projects without depleting their funds.

4. Agent update

Ms. Jones announced the DEP Wetland Protection Act changes including a revised wetland delineation handbook which changes the way that wetlands will be delineated in Mass; the last handbook was in 1995. She said the WPA will be more closely aligned with the Army Corp. method which is used nationally. It incorporates the Army Corp. plant list (rather than the WPA 1988 list). Ms. Jones said there is also a new handbook for inland wetland replication to help ensure that the hydrology is supportive of the wetland ecosystem when doing a replication. She said there is a new field data sheet for the new wetland delineation method. Soils will be significantly better represented/higher emphasis on soils.

Ms. Jones announced that Norwood was currently participating in the rain barrel program run by the Department of Public Works. Residents can purchase a rain barrel at a discount.

Mr. Washburn asked for a future agenda item: NepRWA, stormwater partnership program which he described as an elevated level of the partnership. Ms. Jones said Norwood is part of the partnership and that she attends meetings. Mr. Washburn expressed an interest in becoming part of the decision making process.

5. Minutes 2/1/23

Motion: Mr. Gear made a motion to approve. Ms. Rocklen seconded the motion.

Motion passed, 5-1-0, by roll call vote. Ms. Walsh abstained; she was absent for the 2/1/23 meeting.

Adjournment.

Motion: Mr. Bamber made a motion to adjourn.

Mr. Gear seconded the motion.

Motion passed unanimously, 6-0 by roll call vote.

The meeting adjourned at approximately 8:43 p.m.

Next meeting: April 5, 2022 at 7:30 p.m. via Google Meet & in person.

Respectfully submitted by Lynn Marchand.