

## CONSERVATION COMMISSION

STEPHEN WASHBURN, CHAIRMAN  
CATHERINE WALSH, VICE CHAIR  
JOHN GEAR  
PETER BAMBER  
KELSEY QUINLAN  
JOSEPH PITTI



ENVIRONMENTAL PLANNER  
CARLY ROCKLEN

---

### Norwood Conservation Commission September 13, 2023 7:30 P.M.

**Present: Stephen Washburn, Catherine Walsh, John Gear, Peter Bamber, Kelsey Quinlan, Joseph Pitti.**

**Present: Carly Rocklen, Conservation Planner/Agent**

The September 13<sup>th</sup>, 2023 meeting was held remotely using Google Meet and in person at the Norwood Senior Center, 275 Prospect St. The meeting was called to order by the Chair, at 7:30 p.m. followed by a roll call and informatory announcement to attendees regarding meeting procedures.

---

#### Public Hearings:

**1. 76 Prospect St. Notice of Intent Norwood No. 2023-06**

Applicant: Marion Group, LLC. Representative: Dan Merrikin of Legacy Engineering.

Project Description: A residential subdivision including roadway, stormwater infrastructure, and associated earthwork and utilities, in the buffer zone of bank and riverfront area of an intermittent stream.

The Chair read the project description into the record and stated a request for continuance was received.

Attorney David Hern, representing the applicant, stated that they planned to present a comprehensive response to all of the comments that remain open and that this would require a continuance to the Conservation Commission meeting on the 25<sup>th</sup> of October 2023.

Mr. Merrikin stated that some of the issues that have been raised regarding the project have already been addressed and that they are currently preparing a written response to the balance of the issues raised, including the questions raised by the abutters. Mr. Merrikin added that they were conducting an analysis on the local bylaw intermittent stream riparian area. He stated that they wished to present the compiled information into a single package for the Commission.

Attorney Hern explained the reasons for the recent delays as well as why a continuance to the 25<sup>th</sup> of October was necessary.

Ms. Rocklen stated that it was important for the Commission to be updated by the applicants soon. She added that it is possible for the Conservation Commission to reject an NOI due to lack of information, so time was of the essence. Ms. Rocklen asked the Commission if it would be acceptable to wait until October 25<sup>th</sup> and to get the information they were looking for, such as a revised wetlands line in response to the riverfront area and the sighting of a mole salamander in the vicinity of the property.

Ms. Walsh stated that she was in favor of waiting for a comprehensive package to review as

opposed to reviewing the information in a piecemeal fashion.

Ms. Rocklen stated that a submission deadline for the information package should be set before the October 25<sup>th</sup> meeting.

Mr. Merrikin stated that they aim to complete the package two weeks before the October 25<sup>th</sup> meeting.

**Motion: Mr. Bamber made a motion to continue to October 25<sup>th</sup> at 7:30 (pm).**

**Mr. Gear seconded the motion.**

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

**2. 1 Technology Way Notice of Intent** Norwood No. 2023-09

Applicant: Mike Argiros of Alexander Argiros A Trs. Representative: Sam Malafronte of Solli Engineering, LLC.

Project Description: Replication of an isolated vegetated wetland cleared in violation of the Norwood Wetland Protection Bylaw.

The Chair read the project description into the record.

Mr. Casey Burch of Solli Engineering, representing the applicant, discussed the proposed conservation easement that encompasses the constructed wetlands at 1 Technology Way. He stated that the easement provides approximately 3,440 square feet of conservation area and is equivalent to the area of the estimated wetlands, the undisturbed buffer strip, and the No Build Area required for the project. The engineer representing the applicant stated that the applicant plans to submit a formal submission within the next few weeks that will include the conservation restriction and public easement document, as well as a final design of the constructed wetlands. He asked the Commission for any questions or comments they may have.

The Chair asked the engineer representing the applicant to review the footprint of the easement. The engineer representing the applicant stated that originally they had the easement going straight through the property line, but this area did not meet the total estimated wetlands area set out by the Environmental Planner at the time, Ms. Holly Jones. As a result, a ‘tail end’ was added to the footprint to meet the total area standard established by the Environmental Planner.

The Chair asked for the reason why the area constituting the tail end of the footprint was chosen.

The engineer representing the applicant said that they wished to keep the footprint straight.

Ms. Quinlan asked if it would be better for the tail to be made into a more condensed area.

The engineer representing the applicant said that they would look into that as a possibility.

The engineer representing the applicant said that they wished to receive a continuance to the meeting on October 25<sup>th</sup> at 7:30 in order to give the Conservation Committee the opportunity to review the submitted documentation, which the applicant intends to submit by October 4<sup>th</sup>.

**3. Norwood Airport, Notice of Intent, Norwood No. 2023-19**

Applicant: Town of Norwood. Representative: Alyssa Jacobs, PWS, Epsilon Associates.

Project Description: Runway construction in bordering land subject to flooding (BLSF), separate from ongoing construction.

Ms. Jacobs discussed the Norwood Memorial Airport Runway 10-28 Reconstruction Project with the Commission, with the aid of a slideshow presentation. She stated that a portion of the runway was within the 100-foot buffer zone and that almost the entirety of the runway was within

designated wetland, but just beyond the boundaries of the riverfront area. Ms. Jacobs drew the Commission's attention to the current state of the runway, replete with cracks and other signs of age-related wear, in order to highlight the necessity of reconstruction. She stated that the funding proposed to reclaim the existing runway, which would involve repaving works and the regrading of the runway shoulder area to increase elevation as per the original designs. Ms. Jacobs stated that erosion prevention measures would be in place throughout the construction works. The Chair asked Ms. Jacobs to confirm that the stormwater improvements would encompass drainage, swales, and leaching catch basins. Ms. Jacobs responded that they would. Mr. Bamber asked Ms. Jacobs to confirm that there would be no net-increase of the floodplain fill, and no work within the designated wetlands or riverfront area associated with Purgatory Brook. Ms. Jacobs confirmed this. Ms. Rocklen made a recommendation for the public hearing to be closed.

**Motion: Mr. Bamber made a motion to close the public hearing and to issue the Order of Conditions.**

**Ms. Quinlan seconded the motion.**

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

#### **Wetland Issues and Updates:**

**1. 16 George F Willett Pkwy – Unpermitted construction of pad for shed at Ellis Pond**

Ms. Rocklen stated that the property owner was unable to attend the Conservation Commission meeting, but that he would attend the next meeting. She stated that the property owner was instructed to cease the unpermitted work he had conducted at Ellis Pond. Ms. Rocklen told the Commissioners that she felt that a discussion of this particular issue could be postponed until the next meeting. Ms. Walsh asked Ms. Rocklen if she was confident that the unpermitted work at the site had ceased. Ms. Rocklen responded that she has not yet visited the site in question to confirm this. Mr. Washburn said they would discuss it again at the October 4<sup>th</sup> meeting.

**2. Central Auto – Parcel 22-8-1 - Proposed development along Route 1**

**3. Central Auto – Parcel 22-8-1 - Complaint from resident about mowing – potential wetlands violation**

**4. Central Auto - Parcel 22-8-1 – Norwood No. 2018-08, DEP 251-0497- ORAD extension, Applicant: Peter Catanese, Representative: Matt Watsky**

Attorney Watsky stated that the purpose of filing an ANRAD application and having an ORAD is to receive defined wetland boundaries that could then be used to do a design of a project with the knowledge that you are complying with regulations. The ORAD was issued just as the Covid-19 pandemic arose, putting a halt to any new developments at the site. Attorney Watsky stated that they now had a prospective tenant who seeks to commence with a project on the property and intends to establish a plan for construction. He said that in order to proceed with any detailed planning; they must know that the wetland boundaries can be relied upon going forward. Attorney Watsky stated that they recently had the wetland line re-flagged in order to let

landscape workers know that they cannot mow beyond the line. He added that they were seeking to have the ORAD extended. In terms of the proposed projects, the Central Auto group intended to develop a car wash, complete with a tunnel that would enable traffic to circulate through the property, as well as a parking area containing charging points for electric vehicles. Attorney Watsky stated that they also envisioned establishing a trail system through the neighboring woods that could potentially link-up with the town's trail network.

Ms. Walsh asked Attorney Watsky to clarify the location of the proposed trail system.

The Chair asked Attorney Watsky how long of an ORAD extension was being sought.

Attorney Watsky stated that they would be willing to work with a one-year extension.

The Chair asked Ms. Rocklen for her opinion on the issue of mowing at the property and whether she had the opportunity to confirm that the wetlands area was not being infringed upon.

Ms. Rocklen stated that Ms. Holly Jones had noted that since that ORAD was issued so recently in 2019, she was confident that the wetlands would not have shifted in such a short period of time.

The Chair asked Attorney Watsky if the flagged boundary contained 'No Trespassing' signage or was just a visual boundary to deter mowing works beyond the flagged line.

Attorney Watsky stated that metal green poles were installed in order to clearly demarcate the boundary line with the wetland.

Mr. Gear asked if the power for the site was coming from Route 1 or another source. Attorney Watsky responded that he was not sure if this had been decided as of yet.

**Motion: Mr. Bamber made a motion to accept the applicant's request for a one-year extension to the ORAD.**

**Ms. Quinlan seconded the motion.**

**Motion passed, 5-0-1 by roll call vote. Mr. Pitti abstained.**

5. **1420 Boston-Providence Turnpike (Wendy's/BJ's)** – Proposed transformation of infiltration basin to stormwater wetland

Ms. Rocklen stated that the applicant was in the process of researching design costs and was seeking a continuance to the next Conservation Committee meeting on the 4<sup>th</sup> of October as a result.

6. Extension requests for treatment of aquatic plants **in Ellis Pond** (DEP file No. 251-0507, N2019-06), **and Hawes Ponds** (DEP File No. 251-0498, N2018-09)

Ms. Rocklen stated that the treatment process has been going well and that there has been good communication with the company conducting the works. She added that she supported the continuance of the plant treating efforts and that the Commission has received reports of good progress at both Ellis Pond and Hawes Pond.

**Motion: Mr. Bamber made a motion to extend the three-year extension.**

**Mr. Gear seconded the motion.**

**Motion passed, 5-0-1 by roll call vote. Mr. Pitti abstained.**

## **Conservation Commission Business:**

### **1. CPC report**

Ms. Walsh stated that in their recent meeting a project close out was discussed for the Washington Fire Bill No. 7. A number of documents, such as CP-3 reports, are being filed with the State within the next month, complete with comments. Ms. Walsh stated that they took a look at the 2023-24 pre-application process, and that she was confident in the development of the efficiency of the pre-application pipeline. She drew the Commission's attention to the effective use of Social Media as a means of advertising the pre-application process. Ms. Walsh stated that the CPC has been working on an updated Community Preservation Plan for the past year, which encompasses housing components, open space, and recreation. She said that the CPC has received a financial report from Mr. Joseph Greeley. The Morse House foundation waterproofing was approved by the CPC and the works have been completed. A pocket park at Stearns-Elliot has also been completed and the final planting works will commence this Fall. The next CPC meeting will take place on October 11, 2023.

### **2. Agent update**

Ms. Rocklen drew the Commission's attention to upcoming events, such as a pruning workshop at the food forest, as well as another event on September 30<sup>th</sup> at the food forest. She also highlighted an upcoming clean-up sponsored by NepRWA at Bernie Cooper Park on September 23<sup>rd</sup>. Ms. Rocklen added that Bernie Cooper Park recently received site plan approval. She informed the Commission that she participated in a wetland delineation course.

### **3. Minutes from 8.23.23**

**Motion: Mr. Bamber made a motion to approve.**

**Mr. Gear seconded the motion.**

**Motion passed, 4-0-2 by roll call vote. Mr. Pitti & Mr. Washburn abstained.**

## **Adjournment.**

**Motion: Mr. Gear made a motion to adjourn.**

**Mr. Bamber seconded the motion.**

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

The meeting adjourned at approximately 08:23 pm.

Next meeting: October 4, 2023 at 7:30 p.m. via Google Meet & in person.

*Respectfully submitted by Thomas Hackett*