

CONSERVATION COMMISSION

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ENVIRONMENTAL PLANNER
CARLY ROCKLEN

Norwood Conservation Commission
December 6th, 2023
7:30 P.M.

Present: Stephen Washburn, John Gear, Peter Bamber, Joseph Pitti.

Absent: Catherine Walsh, Kelsey Quinlan.

Also Present: Carly Rocklen, Conservation Planner/Agent

The December 6th, 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 (7:30pm):

1. 70-72 Union St., *Request for Determination of Applicability*, Norwood No. 2023-21
Applicant: Son Thai Dang. Representative: Karon Skinner Catrone

Project Description: Proposal to construct two decks, a second story addition, and a driveway extension, and to remove 10 dead, unhealthy, or hazardous trees.

Ms. Catrone, representing the applicant, reiterated the applicant's intentions as part of the project proposal, with the aid of site plans. She asked the Commission members if they had any questions.

Ms. Rocklen stated that she is satisfied with the proposal. She asked if trees could be replanted elsewhere on the property to replace those that are being removed.

Ms. Catrone stated that this could be done and that she would provide the property owner with a list of suitable native trees that could be planted.

Ms. Rocklen asked if the tree adjacent to the pavement in the parking lot was going to be removed.

Ms. Catrone responded that it was inside the buffer zone.

Ms. Rocklen stated that she believed there would be little ecological impact resulting from the proposal.

Mr. Gear asked if there was anything in the no-build zone.

Ms. Catrone replied that there were two trees to be removed in the no-build zone.

Motion: Mr. Bamber made a motion to issue a negative determination of applicability.

Mr. Gear seconded the motion.
Motion passed, 4-0 by roll call vote.

2. Upland Woods Circle, *Request for Determination of Applicability*, Norwood No. 2023-22
Applicant: Norwood Municipal Light Dept. Representative: Taylor Donovan, VHB

Project Description: Proposal to install a new concrete-encased underground electrical duct bank adjacent to the existing electrical substation #487 and to make repairs to existent ducts.

Ms. Donovan, representing the applicant, stated that they were seeking a negative determination of applicability due to the minimal changes that would be taking place in the buffer zone, as well as the fact that it classifies as utility work according to the Norwood Bylaws.

Mr. Morrissey, Engineer with the Norwood Municipal Light Dept, shared the project plans with the Commission members, highlighting where the proposed works/excavations would be taking place in the buffer zone at the site.

Ms. Rocklen stated that she was happy with the proposal, but she asked how many trees would be removed as a result of the proposed works.

Mr. Morrissey stated that the work through the woods has already been done and that no work has been done in the 100-foot buffer zone. He added that they had installed 18 new trees in the area.

Mr. Morrissey stated that they added large boulders at Springfield Road to appease neighbors and to prevent cars from entering the site.

Motion: Mr. Bamber made a motion to issue a negative determination of applicability.

Mr. Gear seconded the motion.
Motion passed, 4-0 by roll call vote.

3. One Moderna Way, Moderna, *Request for Minor Change to Order of Conditions*, DEP 251-0545, Norwood No. N2023-7
Applicant: Lou Cicchese. Representative: David Mackwell, Kelly Engineering

Project Description: Request to change the cover on landscape islands associated with security gates, from vegetated cover to pervious pavers and concrete.

Mr. Mackwell of Kelly Engineering, representing the applicant, stated that over the summer they made a proposal to the Conservation Commission to upgrade security features on the Moderna campus. He stated that part of this proposal involved adding 3-4 security gates at the entry points.

Mr. Mackwell said that Moderna saw the need in the ensuing months to install pedestrian pathways through the security islands. With the use of site plans, Mr. Mackwell demonstrated to the Commission members where the proposed changes would be taking place.

Ms. Rocklen asked Mr. Mackwell to clarify the balance between pervious and impervious surface as part of the new plan. She stated that there is now more impervious surface proposed.

Mr. Mackwell replied that the project was a 6-7,000 square foot net reduction in impervious surface area over the 150-acre campus. With the addition of the islands, the project would still reduce the impervious surface area by 1,500 square feet. He added that they would like to update

the plans so as to not include landscaping on the security islands, but to have landscaping everywhere else.

Ms. Rocklen told the Conservation Commission that they had 1,100 square feet more of pervious surface area as part of the previous plan, and that this would be something to consider.

The Chair stated that he would want to retreat and really think about this determination, given that approximately 80% of the previously proposed pervious surface area was being removed as part of the new plan.

Mr. Mackwell stated that they could seek out another area on the campus where it would be appropriate to add additional impervious surface area.

Ms. Rocklen recommended that the Commission add the requirement that the applicant must add impervious surface in other areas of the campus to offset the impervious surface area that is being removed to the orders of conditions.

Motion: Mr. Bamber made a motion to close the public hearing, vote on the notice of intent, and that the order of conditions should include shifting the 4,000 square feet to a more appropriate location on the site.

Mr. Gear seconded the motion.

Motion passed, 4-0 by roll call vote.

4. 1 Technology Way, *Notice of Intent*, Norwood No. 2023-09

Applicant: Mike Argiros of Alexander Argiros A Trs. Representative: Casey Burch, Solli Engineering

Project Description: Replication of an isolated vegetated wetland cleared in violation of the Norwood Wetland Protection Bylaw, including development of a related Easement.

Attorney David Hern Jr., representing the applicant, stated that there was a motion to approve the easement as submitted at the previous meeting, as well as an agreement to change the seed mix to native seeds. However, he stated that there was some debate about the aspect of the previous vote and whether or not it included the order of conditions. Attorney Hern asked the Commission if they would like to vote in respect to the easement.

Ms. Rocklen stated that at the last meeting they approved the easement, but they did not close the public hearing. She stated that they gave suggested orders, including native seed mix.

Attorney Hern stated that they were unaware that there was a drafted order and that he would need time to discuss it with his clients.

Motion: Mr. Gear made a motion to close the public hearing and to issue a notice of intent and the orders of conditions as discussed.

Mr. Pitti seconded the motion.

Motion passed, 4-0 by roll call vote.

5. 76 Prospect St., Prospect Grove Estates, *Notice of Intent*, Norwood No. 2023-06

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

Project Description: Proposed residential subdivision including roadway, stormwater infrastructure, and associated earthwork and utilities, in the Riverfront Area of an intermittent stream.

Attorney David Hern Jr., representing the applicant, stated that since two members of the Conservation Commission were absent from the meeting, he felt it would be best to continue the public hearing to the next meeting.

The Chair stated that he agreed with Attorney Hern's sentiment.

Attorney Hern stated that the Conservation Commission was not a quorum due to the absence of two members. He stated that it would be best to extend the public hearing for both legal and practical reasons.

Motion: Mr. Washburn made a motion to continue the public hearing to January 17th, 2024, at 7:30pm.

Mr. Bamber seconded the motion.

Motion passed, 4-0 by roll call vote.

6. 83 Morse, *Notice of Intent*, DEP 251-0552, Norwood No. 2023-23

Applicant: Rob Simmons, Cathartes. Representative: Peter Backhaus, Tighe & Bond

Project Description: Proposal to redevelop a portion of the property into a five-story, mixed-use building with associated parking, upgraded stormwater management and utilities, and new lighting and landscaping. Includes the removal of 5 commercial and/or industrial buildings.

Attorney David Hern Jr., representing the applicant, stated that this is a project to construct a building with 146 residential units at 83 Morse St. He stated that the project includes improvements to the riverbank and the construction of a riverfront park that will be available to the public.

Mr. Backhaus, an environmental scientist with Tighe & Bond, with the use of a slideshow presentation, highlighted to the Commission members where the proposed changes to the property would be taking place, as well as the nature of these changes.

Mr. Hanson, of Tighe & Bond, discussed the issue of drainage on the property. He outlined the drainage and storm water management plan for the Commission members. He stated that in order to minimize the impervious surface area on the site, they plan on utilizing the first floor of the main building for parking.

Mr. Campanelli outlined the planting plan for the property, such as using a native pollinator mix for planting and restoring and stabilizing the riverbank through the use of native plantings. He stated that the parking lot will have islands with native trees. Mr. Campanelli added that the properties' plant list consists entirely of native species.

Ms. Rocklen stated that she was excited by the project and that there was room to implement some exciting stormwater treatment techniques. She added that she was pleased to hear about the planting of native species and plants.

Mr. Hanson stated that they are in contact with the town engineer to discuss the feasibility of the proposed stormwater system. He added that they have not yet conducted geothermal or soil testing at the site, but they are expecting to encounter a high water table.

The Chair asked if all the current infiltration is being treated and that there is no untreated infiltration.

Mr. Hanson replied that this was correct.

Mr. Bamber stated that this project is a significant improvement from both a conservation and use perspective.

Mr. Gear asked if there was any plan in place to conduct a site evaluation regarding hazardous waste.

Mr. Campanelli replied that they would be hiring a hazardous waste group to conduct a full survey prior to demolition.

Mr. Pitti inquired about signage along the riverbank regarding littering.

Ms. Rocklan recommended that the public hearing continue to the next meeting.

Ms. Jones inquired about green stormwater infrastructure on the site and whether there was the opportunity for bio-soils.

Mr. Backhaus stated that they have explored this, but that since the entire site is almost entirely at the same elevation, the existing stormwater outfall is very shallow. He stated that stormwater infrastructure devices require significant drops in elevation in the system in order to function properly.

Motion: Mr. Bamber made a motion to continue the public hearing to February 7th, 2024, at 7:30pm.

Mr. Gear seconded the motion.

Motion passed, 4-0 by roll call vote.

Wetland Issues and Updates:

1. 1420 Boston-Providence Tpk, Enforcement Order

Ms. Rocklan stated that they have an enforcement order to sign at the end of the meeting.

Motion: Mr. Bamber made a motion to ratify the enforcement order.

Mr. Gear seconded the motion.

Motion passed, 4-0 by roll call vote.

2. Unexpected alteration at Bernie Cooper Park at the St. John Ave. cul de sac expansion

Ms. Rocklan stated that someone has flattened out the area around the cul de sac to make it a larger area, removing dirt and dumping it in what will be the Bernie Cooper Park.

Ms. Jones stated that the Sewer Department had been responsible for filling at the location.

Ms. Rocklan had stated that topographical measurements had been taken when the park was first designed, but now the topography has shifted.

Mr. Chair asked if the Commission has any concerns about the quality of the fill used.

Ms. Rocklan stated that they should follow up with the DPW and the designers of the plan.

Conservation Commission Business:

1. CPC report

There was no CPC report.

2. Minutes from 9/13/23, 10/4/23, & 11/15/23

Motion: Mr. Bamber made a motion to accept the meeting minutes for all three dates.

Mr. Pitti seconded the motion.

Motion passed, 4-0 by roll call vote.

3. Agent update

Ms. Rocklan stated that she did not have anything to report at this time.

Adjournment.

Motion: Mr. Bamber made a motion to adjourn.

Mr. Pitti seconded the motion.

Motion passed unanimously, 4-0 by roll call vote.

The meeting adjourned at approximately 9:15pm.

Next meeting: December 27th, 2023, at 7:30 p.m. via Google Meet & in person.

Respectfully submitted by Thomas Hackett