

CONSERVATION COMMISSION

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**ENVIRONMENTAL PLANNER/
CONSERVATION AGENT**

HOLLY JONES, MSCI

OFFICE MANAGER/SR. ADMIN. ASST.
LYNN MARCHAND

**Conservation Commission Meeting
September 1, 2021**

7:30 P.M.

Present: Stephen Washburn -Chairman, Kristin Capezio -Vice Chair, Carly Rocklen -Treasurer, John Gear, & Peter Bamber

Also Present: Holly Jones, Environmental Planner/Conservation Agent.

The June 16, 2021 meeting was held remotely using GoToMeeting software and in person at 275 Prospect St. Room 218-219.

The meeting was called to order by Chairman Stephen Washburn at 7:30 p.m. followed by a roll call.

Public Hearings:

**1. 60 Union St. subdivision Map 15-1 Parcel 5
Notice of Intent No. 251-05XX N2021-08**

Applicant: Lorenzo Quinones Torres Representative: Hooshmand Afshar, Taj Engineering
Project Description: Construction of a four lot subdivision with three new single family homes in the buffer zone to a bordering vegetated wetland and the Riverfront Area of Traphole Brook

The applicant was not present and had not submitted a continuation request. Ms. Jones made a recommendation that the Commission open the public hearing, issue a negative order of conditions for lack of information and inability to meet the regulations of the bylaw and the Riverfront Act. She noted that the project has been on the agenda since July 21st with no new updates and missing information from the application submittal. She stated that DEP will not issue a file number until they see more information. Ms. Jones said the applicant had withdrawn their subdivision application from the Planning Board.

Motion: Mr. Gear made a motion to open the public hearing and issue a negative order.

Mr. Bamber seconded the motion.

Motion passed unanimously, 5-0 by roll call vote.

**2. 570 Boston Providence Turnpike Map 21-4 Parcel 36-A
Notice of Intent No. 251-0527 N2021-09**

Applicant: David Spiegel Representative: Matthew Smith, Norwood Engineering
Project Description: Roadway relocation and construction of an office/retail building with parking lot and in the buffer zone and local riverfront area of an intermittent stream and bordering vegetated wetland in the Fowl Meadow & Ponkapoag Bog ACEC

The engineer, Mr. Matt Smith, asked the Commission to approve an Order of Conditions for a 2400 square foot commercial building of approximately 10,000 feet of impervious area on a 4.5 acre lot within the buffer zone and within the 200 feet of an intermittent stream. No wetland filling or wetland alteration is being proposed. He said currently the Launch Building is located there. He said the land on the southern part of the lot is the proposed site of the project. Cars would be able to access from Access Road

from the Ramp or coming off Route 1. All access would be from the existing commercial property. The project would consist of the building, 5 parking spaces, a dumpster, and pavement with a traditional drainage system; catch basin, a treatment unit, and Cultec infiltration chambers. After discussion with Ms. Jones, the applicant has agreed to change it to pervious pavement and Mr. Smith said he would revise the plan. He also discussed the tree filter zone, removal of approximately 10 trees, planting of replacement trees, and the intermittent stream. Ms. Jones noted that the project includes moving the existing roadway slightly further away from the wetlands. She was unsure how the Commission felt about the request for a waiver with mitigation using planting.

Commission members and residents asked questions related to the trees, the driveway, placements, access, wildlife, light shield, noise, traffic, screening/buffering between the commercial property and the residential properties, and building height. Ms. Jones pulled up the GIS to view the property. Commission members expressed wanting to see a planting plan and updates to the plan in relation to the pervious pavers.

Motion: Mr. Bamber made a motion to continue the hearing to the next meeting September 15th with a time to be determined.

Mr. Gear seconded the motion.

Motion passed unanimously, 5-0 by roll call vote.

3. 1 Moderna Way Map 14-2 Parcel 7B Request for Determination of Applicability N2021-10

Applicant: Bankim Patel c/o Moderna Therapeutics Representative: Joseph Weed, Pare Corp.

Project Description: Local only filing for changes to site conditions in a site with continuing Orders of Conditions. Proposed changes are outside of wetland resource areas.

Mr. Joe Weed said that the project is outside of wetland jurisdictions but due to the standing order of conditions they are submitting a request for a negative determination of applicability. He gave a PowerPoint presentation showing the project details which included pipe racks, a small building addition, some utility pads, concrete pads, grassed areas, a generator, and an elevated utility structure. The improvements are being made to increase the production capacity of the facility. He said the redevelopment project is proposing to offset the new impervious areas (about 1830 square feet) with new pervious areas by removing some existing asphalt areas with no net increase of impervious area, no changes to the stormwater runoff volumes, and no changes to the peak runoff from the site.

Ms. Jones said that the proposed work is 500' away from wetland resources. During a recent site visit, she confirmed that erosion controls were in place, things appeared stable where the construction was happening, and said the applicant had done their due diligence with ensuring that hydrological conditions haven't change and notifying the Commission.

No members of the Commission or the public had any comments or questions.

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

Mr. Gear seconded the motion.

Motion passed unanimously, 5-0 by roll call vote.

Wetland Issues and Updates:

1. Potential wetlands violation: 277 Boston Providence Highway

Ms. Jones said there had been vegetation cut down along Route 1 by Boch Toyota and described the area as essentially a phragmites dominated wetland. She gave a brief history of the activity which entailed the property managers and owners having an agreement with the former Conservation Agent and said she was more comfortable with having wetland impacts or changes to wetland vegetation coming before the Commission as part of a permit process. Ms. Jones performed a site visit and reviewed old plans from previous filings at the site which showed it had been previously mapped as wetlands. It was agreed to let

the area regrow and if the owner/property manager wanted to do vegetation management in the future that they would come to the Commission and go through the permit process and explain the plan.

Miss Jones said that while it was a violation, it was the result of a misunderstanding and knowledge of the regulations and that the Commission could issue a less formal letter indicating that the activity is a violation of the Bylaw Protection Act and to come to the Commission if you have invasive remediation plans in the future or are planning to do work in the wetland resource areas or the Commission could choose to issue an enforcement order.

Discussion was had regarding plant diversity, restoration effort with native plantings. Mr. Michael Clemmey addressed the Commission and gave a history of the activity, current and previous property ownership, explained the misunderstanding, said the area will grow back, and that they would come back to the Commission for any future work. Discussion was had regarding the Commission options.

Motion: Mr. Bamber made a motion to issue a letter requiring them to come back to us (*the Commission*) if they intend to do any further cutting in the area.

Mr. Gear seconded the motion.

Motion passed unanimously, 5-0 by roll call vote.

Conservation Commission Business:

1. Endean Orchard Subcommittee update

Mr. Washburn said he met with Ms. Walsh and Mr. Negrón at the orchard site last week to establish timelines, milestones, and immediate priorities. It was agreed to do soil testing to see if it's suitable to sustain apple trees before moving forward with the prep work. Mr. Washburn volunteered to put together a clear two scale, quantified proposed condition of what they're hoping to achieve.

2. Trails and land update

Ms. Jones announced that the town had been awarded a municipal vulnerability preparedness grant for \$682,000 from the State to move forward with the dam removal at Mill Pond Dam on Traphole Brook in Pezwick Park. She noted that the Conservation Commission is the land owner and permitting authority for the project. Ms. Jones said the grant is being supplemented with funds from the DEP and Fish and Wildlife Service to restore the streams and wetland resources in the watershed as part of the settlement from a Superfund Site in Walpole. She updated the Board on the projected timeline for the project.

She announced a water based cleanup day at the Saint Street Lot scheduled with NEPRA on September 25th.

3. CPC report

Ms. Jones said she updated the letter of priority project and forwarded it to the CPC Chair.

4. Norwood Day

Ms. Jones asked NEPRA for outreach ideas and she discussed various ideas for activities and information for the Conservation table on Norwood Day.

5. Minutes –passed over to the next meeting

Adjournment:

Motion: Mr. Bamber made a motion to adjourn. Ms. Rocklen seconded the motion. Motion passed unanimously, 5-0 by roll call vote.

Meeting adjourned at approximately 9:30 p.m.

Next virtual meeting: September 25th at 7:30 p.m.