



Norton Conservation Commission

70 East Main Street

Norton MA 02766

508-285-0275

Email: jthomas@nortonmaus.com

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

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2024 FEB 29 AM 9:42

Monday January 8, 2024 | 6:30 pm

****Remote Participation Only****

MINUTES

Next Meeting:

1-22-24

2-12-24

2-26-24

Google <https://drive.google.com/drive/folders/1yMGoDWQcgAnZmG1bdNwKE4wIOgrVC4v0?usp=sharing>
drive: [=sharing](https://drive.google.com/drive/folders/1yMGoDWQcgAnZmG1bdNwKE4wIOgrVC4v0?usp=sharing)
Mtg. Video: [Conservation Commission 01/08/2024 \(youtube.com\)](https://www.youtube.com/watch?v=ConservationCommission01/08/2024)

Glossary

<u>term/abbrev.</u>	<u>meaning/citation (with hyperlink)</u>
CITES	Convention on International Trade in Endangered Species of Wild Fauna and Flora
NHESP	MassWildlife's Natural Heritage & Endangered Species Program Mass.gov
eastern box turtle	(<i>Terrapene carolina carolina</i>) Eastern box turtle - Wikipedia . CITES rating: VU
Stabilized construction exit/track pad	Bing: "A stabilized construction exit is a temporary structure located at the entrance/exit of a construction site that removes and captures sediment/dirt from truck tires as they pass ¹²³⁴⁵ . It is also known as a track pad or vehicle tracking pad ¹ . Stabilized construction exits are used to keep public streets clean and sediment out of storm drains ¹ ." Construction Track-Out Controls (epa.gov)

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. DISCUSSION

A. **Norton Kayak lease agreement.** John Thomas filled in the Commission. Carrozza asked what dictates the fee. Thomas: The fee is decided by the Town in conversation with the owner of Norton Kayak, Dave Lennon. Thomas [thought] the amount rose incrementally.



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Motion to continue the license

1. Carrozza
2. O'Reilly

Aye

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

Abst.

0

No

0

carries unanimously

- B. **10 Dean Street.** John Thomas told the Commission that the applicant asked him to represent them before the Commission. The applicant would like a temporary waiver to work inside the 25' BZ for the purpose of building a 12'x32' garage along the buffer. Kadish asked whether the house existing well before environmental legislation would mean that the WPA would not apply to the site. Carrozza: Would trees need to be removed? John: None of which I am aware. The area in question is mostly lawn. Because this was an informal discussion, there was no motion made but general agreement to let John give his OK to the applicant.

IV. NEW PUBLIC HEARINGS

N/A

V. CONTINUED PUBLIC HEARINGS

A. 250-1129-NOI-0 MANSFIELD LOT C | (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.*

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.

Motion to continue 1129-1130 (items A. & B.) to the 1/22/24 meeting

1. Carrozza
2. Halsall

Aye

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

Abst.

0

No

0

carries unanimously

C. DEP#250-1132-NOI- 6 Mary Joe Road-Mark Mariano | (Map 35, Parcel 10-02)

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. Thirteen of the site's 28 acres are upland.

The applicant, Mark Mariano, represented himself before the Commission. He had been awaiting NESHAP approval. Carrozza: Have other issues been resolved? John: As far as I know. And we'll take NESHAP comments into consideration. Construction on the site was done with the eastern box turtle in mind. Despite a past (and removed) map delineation, all the property is priority habitat. As requested by the Commission, the lawn is delineated on the site plan. The applicant has put jurisdictional signs around



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the property. Scott Goddard of Goddard Consulting did a habitat assessment. NHESP asked questions similar to those of the NCC: What was the reason for the stockpiles and would they be cleaned up? Kadish: How would you work around the box turtle? Mariano: A silt fence encloses work. There are gates that would allow turtle egress. A "turtle sweep" would be done before starting the work. Thomas: I have asked for a turtle protection plan before the pre-construction meeting. Kadish: Would the silt fence be a sufficient barrier? Mariano: To keep the turtles out—yes. Kadish: Construction time? Mariano: Could take upwards of a year to build a house. Carrozza: Do you have any posts up to keep yourself from expanding the lawn (on the west of the site). Mariano: "I don't." Carrozza: But it's not abutting wetland.... What is the area on the north of the site? Mariano: Neighbor's driveway. "Erosion controls" should read "sediment controls." Carrozza asked that a "stabilized construction exit" be included in the conditions for the plan. Mariano agreed to put it in, but it was noted that since the site is mostly sand there wouldn't be that much sediment coming off equipment wheels. Thomas: How much material do you plan to stockpile? Thomas pointed out that one stockpile was large.

<u>Motion to close the public hearing</u>	<u>Aye</u>	<u>Abst.</u>	<u>No</u>
1. O'Reilly	Kadish, Carrozza, Fernandes,	0	0
2. Carrozza	Halsall, O'Reilly, Pearson, Vest		
<i>carries unanimously</i>			

D. 250-1136-NOI-0 Eddy Street- Sher-Corp LTD | (Map 32, Parcel 31)

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.

<u>Motion to continue to the 1/22/24 meeting</u>	<u>Aye</u>	<u>Abst.</u>	<u>No</u>
1. Pearson	Kadish, Carrozza,	0	0
2. Halsall	Fernandes, Halsall,		
	O'Reilly, Pearson, Vest		
<i>carries unanimously</i>			

E. 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.

Representing the applicant, Creative Land and Water Engineering (CLAW), Desheng Wang apologized for missing the last meeting. Thomas noted that the peer reviewer said that the applicant is complying with the stormwater regulations. Wang shared the plan with the meeting. Kadish: [Thomas], you are comfortable with the design? Yes.

Carrozza: What was your solution to potential snow storage problems? You shouldn't be stockpiling snow next to a foundation. Wang: We are not worried because the soil below is very sandy. Thomas: We would want some sort of visual barrier along the 25' NDZ, which would prevent storage in the southeast part of the site. Wang agreed to put up signage in that area.



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Carrozza and Thomas briefly revisited the question of a retaining wall.

Carrozza asked the applicant whether they would like to keep the public hearing open in case an upcoming meeting with the Planning Board necessitate making a change. Property owner Michael Larkin expressed his surmise that it would only be necessary to come back to the Commission for an amendment.

<u>Motion to close the public hearing</u>	<u>Aye</u>	<u>Abst.</u>	<u>No</u>
1. Carrozza	Kadish, Carrozza, Fernandes, Halsall,	0	0
2. Vest	O'Reilly, Pearson, Vest		
<i>carries unanimously</i>			

VI. REQUEST FOR CERTIFICATE OF COMPLIANCE/EXTENSION
N/A

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

VIII. REVIEW DRAFT MINUTES
N/A

IX. OLD BUSINESS/NEW BUSINESS/Discussion

- A. Report from Staff. New projects, including ANRADs and NOIs, are heading the Commission's way.
- B. Open Space Committee. Pearson filled the meeting in on Thomas' survey, discussed at the last meeting of the OSC (q.v.). Forty-five respondents told Thomas their priorities for Norton's open space, and the members of the OSC were now tasked with indicating their own priorities. Thomas reminded the Commission that there are still positions open on the Committee.

X. ADJOURNMENT

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

Respectfully Submitted by : Daniel Pearson

Minutes Approved by Commission on: 1/22/2024

Conservation Signature:

Julian Kadish
JULIAN KADISH, CC chair