



Posted: Town Clerk

# TOWN OF MEDFIELD MEETING NOTICE

Meeting Cancelled 01/19/23-  
Zoom link not posted on  
agenda NO MINUTES

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-25

Due to the COVID-19 emergency, this meeting will take place remotely. Members of the public who wish to view, listen to, or participate in the meeting may do so by joining via the web, or a conference call.

Board or Committee	
PLACE OF MEETING	DAY, DATE, AND TIME
Zoom Video Hearing	January 19, 2023 at 7:00 pm

## AGENDA January 19, 2023 Order of Hearings

*The order in which agenda items will be addressed as noted below may change to respond to new or developing circumstances. The Chair will announce any changes in the order of items shortly after the Conservation Commission meeting first opens and Roll Call has concluded. The meeting will be recorded.*

- Open Meeting**
- Roll Call**
- Announcements**

**Request for Letters of Interest/Commissioner & Associate Commissioners**  
**ConComm Meetings Continue as Remote/Office Open/ Please call before a visit if possible**

### Hearings

- **Request for Determination of Applicability**  
**Applicant:** Town of Medfield (Sewer Rehabilitation Project)  
**Project Location:** Land areas within existing town sewer easements at: 63, 67, 73, 75, 81, 83, 112 Harding St., 0 Harding St. and Harding St. Right of Way; Paddock Lane Right of Way; and 7 Surrey Run. Applicant proposes sewer rehabilitation work in the areas identified.

### Continued Hearings

- **Notice of Intent.**  
**Applicant:** Joanne Delapa  
**Project Location:** 26-30 Millbrook Road. Construction of a single-family dwelling. Filing under Massachusetts Wetlands Protection Act and Medfield Wetlands Bylaw. DEP File No. 214-0690. *This hearing (after re-notice) last opened on August 4, 2022, at which time the Commission, after a substantive hearing, by motion voted to continue the hearing at the applicant's request to September 15. Upon the applicant's requests, this hearing was successively continued without the applicant's appearance and without discussion to October 6 then again to October 20 and then to November 17, 2022. Due to the unexpected cancellation of the November 17 meeting as a result of technical difficulties with public access to the town website and a zoom link to the Conservation Commission meeting, this hearing was expected to formally re-open on December 1 for the first time since August 4, 2022. The hearing was continued on December 1 and then again on December 15 at the applicant's request and without discussion. The hearing is expected to open on January 19, 2023.*

## Minutes

December 15 and 20, 2022; January 5, 2023

### Administration

#### 1. Commission Follow Up – Drafting, Signing, Recording

Elm Street	Denial (Request for Superseding Order of Conditions received)
250 North St. (NHC) NDA	(Delivered Awaiting Confirmation of Recording)
15 Pilgrim Lane	COC (Delivered Awaiting Confirmation of Recording)
193 Pond View	NDA (Delivered Awaiting Confirmation of Recording)
Lincoln Court	CCOC (Pending Awaiting Drafting Corrected Orders)
50 Peter Kristof Way	AOO (Drafting Awaiting updated plans)

#### 2. Commission Follow Up – Inspection, Enforcement, Monitoring

Red Gate Farm	Reported concerns
250 North St. (NHC)	Post-work site visit to be conducted
MSH	Follow up on possible violations of OOC, AUL; follow up on new swales and riprap/stormwater changes; follow up on wetlands monitoring; follow up on agent's emails ( <i>Agent Update</i> )
30 West Mill	(East Coast) Follow up on possible violations of OOC
42 Sunset Way	(Chapel Hill Landing) Follow up on possible violations of OOC
230 Main Street	("Chipotle") Pre-construction site visit
10 Indian Hill	Pre and construction site visits
Rocky Woods	Inspection/follow up on stabilization in the fall
West St./Dover Rd	(Millis Project) Follow up on stabilization; permitting <i>Identify projects requiring inspection, enforcement, monitoring</i>

#### 3. Commission Authority, Organization, Finances

- Staffing
- Budgeting and Warrant Article
- Land Management and Acquisition
- New Commissioner Application and Selection Process
- Associate Commissioners Selection Process
- Charting and Managing Workflow

#### 4. Commission Land Management, Acquisition and Projects

- Hinkley Pond Property Research Project
- Community Gardens Oversight (Holmquist Licensee)
- Grist Mill Roofing Project – Grist Mill Liaison
- ConComm Land Inventory
- ConComm Land Management Goals
  - Redgate Farm Management Goals
  - Holmquist Management Goals
  - Noon Hill Management Goals (NEOC/April; TARC/August)
- Associate Commissioners – outreach and establishment as stewardship groups for land management purposes
- ADA Compliance
- Certification of Vernal Pools Project
- OSRP oversight
- Coordination with Troop 89

5. Website Development
  - Community Garden Updates
  
6. Commission Policies
  - Adopted: Requesting Amendment to OOC
  - Developing: Emergency Tree Removal
  - Developing: Land Management Goals/Policies
  
7. Commission Scheduling
  - CRWA (Put on agenda)
  - Sustainable Medfield (Feb. 2, 2023)
  
8. Reports
  - OSRP (Cat Scott)
  - Ponds (Bobby Kennedy)
  - Community Garden Update (Deb)
  - Associate Commissioners/Land Management (Deb)
  - Troop 89 (Deb)
  - MEC (Deb)
  - Sustainable Medfield (Deb)
  
9. Commission Hearing Dates
  - REGULAR HEARINGS (1<sup>st</sup> and 3<sup>rd</sup> Thursday/month at 7:00 PM)
  - February 2 and 16, 2023
  
10. Education
  - MACC: Jan 24, 2023 – Natural Community Mapping of Native Plant Trust Sanctuaries
  - MACC: Feb.2, 2023 -- Mass Open Space Conference
  
11. Topics for Discussion/Work Product/Workshops
  - ConComm Statutory Authority and Obligations
  - ConComm Hearings:
    - Regs applicable: State (310 CMR 10.0]5) Town (See Article IX Town Bylaw);
    - Time Deadlines; Standard of Review; Burden of Proof; Record of Evidence
  - Appeals: State v. Bylaw Appeal Procedures; Standards of Review
  - Attendance Issues and Mullen Rule
  - Conflicts of Interest
  - Purpose of RDA v. NOI
  - Exemptions Under WPA and State Regs
  
12. Archived Items
  - QUESTIONS/INQUIRIES
    - 39 Rocky Lane (dead tree on abutting Leighton Conservation Land)
    - Wilkins Glen
    - Algonquin Gas
    - 48-49 LedgeTree – COCs and Drainage Easement
    - Rail Trail Vegetation and Traffic
    - Climate Change Response
    - 73 Noon Hill (possible violation reported/not pursued by reporter)

8 Lee Road (question from realtor)  
39 Plain Street (question from realtor)

## PROJECTS

### RESIDENTIAL

35 Vine Brook Road. (Trees and/or lawn extension)  
142 South Street (questions regarding invasive management near resource)  
4 Lakewood Terrace (possible inground pool near stream)  
12 Bridge Street (possible RDA – sewer connection)  
28 Bridge Street (sewer connection)  
40 Nebo Street. (No meaningful information to date/deck replacement) July 2022  
87 Philip Street. (No meaningful information to date/pool) July/August 2022  
150 Harding Street (No meaningful information to date) August 2022  
12 School Street (No meaningful information to date) August 2022  
26 Rocky Lane. (No meaningful information to date/possible land donation)  
39 Vine Brook (No meaningful information to date/easement)  
315 North Street (BOH Second Test Pit Application received)

### TOWN

Green Street Hinkley Playground Project  
Eagle Scout Project (Bay Circuit Trail Bridge Replacement)

### PAST and REPEATING

TARC License for Noon Hill Use (August Event)  
NEOC License for Noon Hill Use (April Event)

### CLOSED

7 Morse Drive (COC Recorded)  
41 Millbrook (COC Recorded)  
Jade Walk (NDA Recorded B 40145 P 568)