



# TOWN OF MEDFIELD MEETING NOTICE

Posted: Town Clerk

*Posted online:*

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.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://medfield-net.zoom.us/j/87601420547?pwd=OTREamNYR3B5ZmdpRXRjOVpENDZ2Zz09>

Passcode: 076283

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053

Webinar ID: 876 0142 0547

Passcode: 076283

International numbers available: <https://medfield-net.zoom.us/j/87601420547>

## CONSERVATION COMMISSION

Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
Zoom Video Hearing	February 2, 2023

### AGENDA February 2, 2023

#### Order of Hearings and Meeting Recording

*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

**This meeting is being recorded**

**January 19, 2023 meeting canceled because zoom link was not published with agenda.**

**Request for letters of interest/Commissioner & Associate Commissioners**

**ConComm meetings continue as remote/office open/ please call before a visit if possible**

**Concomm Zoom link for public meetings will remain the same throughout 2023**

#### Hearings

- **Request for Determination of Applicability**  
Applicant: Town of Medfield (Sewer Rehabilitation Project)

**OLD BUSINESS / NEW BUSINESS / VOUCHERS / MINUTES / INFORMATIONAL**

**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. *The hearing was expected to open on January 19, 2023, but the January 19 meeting was canceled because the zoom link to the public meeting was inadvertently omitted from the posted agenda. This hearing is expected to open on February 2, 2023.*

## 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 was expected to open on January 19, 2023, but the January 19 meeting was canceled because the zoom link to the public meeting was inadvertently omitted from the posted agenda. The applicant has requested a further continuance to a date in March to be determined.*

## 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)
Ponds	EXT (Drafting Due before August 2023)
Trinity (MSH) Comments	(Drafting Due February 5, 2023)
TOMCAP Letter	(Drafting Due February 2023)

### 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  
   *Identify projects requiring inspection, enforcement, monitoring*

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, Projects, and Partnerships

Noon Hill Licensees 2023  
    NEOC (April)  
    TARC (August)  
Hinkley Pond Property Research Project  
Certification of Vernal Pools Project  
Climate Resilience Initiatives and Partnerships  
    TOMCAP  
    Sustainable Medfield  
    Charles River Watershed Association  
    Neponset River Watershed Association  
Danielson Pond  
Community Gardens (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  
OSRP oversight

5. Website Development

Community Garden Updates

6. Commission Policies

Adopted:    Requesting Amendment to OOC  
Developing: Emergency Tree Removal  
Developing: Tree Preservation Regulation  
Developing: Land Management Goals/Policies  
Developing: Climate Resilience

7. Commission Scheduling

CRWA & NepRWA (March 2, 2023)  
Sustainable Medfield (March 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)
- Charles River and Neponset River Watersheds (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: 8<sup>th</sup> Annual Open Space Conference (4-part webinar every Thurs. in Feb. 2023; 12 pm)

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 Ledge tree – 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)