



TOWN OF MEDFIELD MEETING NOTICE

Posted: Town Clerk

Posted online: 11/29/22

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	December 1, 2022 at 7:00 pm

AGENDA December 1, 2022

Order of Hearings

The order in which the agenda items for December 1, 2022 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.

Open Meeting

Roll Call

Announcements

Resignation of George Darrell and ConComm Request for Letters of Interest

ConComm Meetings Continue as Remote/Office Open/ Please call before a visit if possible

DEP Updates Textiles -- <https://www.mass.gov/guides/textile-recovery>

Open Space and Recreation Plan Virtual Forum on December 5, 2022. Please join.

Canceled Meetings November 3 and 17, 2022 – Scheduling Updates

The November 17, 2022 remote meeting (via Zoom) of the Medfield Conservation Commission did not formally open and was canceled by the chair at about 7:12 pm due to unexpected technical difficulties preventing public access to the town website where the Zoom Meeting link was posted. Conservation Commission meetings are now routinely held via Zoom, and the next Zoom meeting of the Medfield Conservation Commission is scheduled for December 1, 2022. Meetings held via Zoom will be canceled if technical difficulties prevent public access to the town website where meeting links are posted.

Informal Discussion

- **Requestor: Medfield Parks and Recreation**
Discussion Item/Location: Hinkley Swim and Playground. General discussion of possible future changes to playground/swim pond and jurisdictional considerations, if any.

New Hearings

- **Request for Determination of Applicability**
Applicant: Kellene Kiel
Project Location: 14 Pond View Avenue. Removal of two trees within the 50-foot no disturb buffer zone. Filing under the Massachusetts Wetlands Protection Act and the Medfield Wetlands Bylaw. *Originally scheduled for November 17, 2022 this hearing will open on December 1, 2022 due to the unexpected cancellation of the November 17, 2022 Conservation Commission meeting due to technical difficulties with public access to the town website and zoom link for the November 17 Conservation Commission meeting. .*

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 is now expected to formally re-open on December 1 for the first time since August 4, 2022.*
- **Notice of Intent.**
Applicant: Scott Colwell
Project Location: Elm Street, Parcel 33-087 (between No. 40 and 46). Construction of a single-family home, driveway and ancillary structures. Filing under Massachusetts Wetlands Protection Act and Medfield Wetlands Bylaw. DEP File No. 214-0691. *This hearing last opened on October 6, 2022, at which time the Commission, after a substantive hearing, by motion voted to continue the hearing at the applicant's request to November 3, 2022. Prior to the November 3 hearing, the applicant requested the Commission continue the hearing scheduled from November 3 to November 17, 2022, which action the Commission would have taken at its November 3, 2022 meeting. Due to the unanticipated cancelation of the November 3, 2022 Conservation Commission meeting for lack of a quorum and due to the unexpected cancellation of the November 17 meeting due to technical difficulties with the public access to the town website and a zoom link to the Conservation Commission meeting , this hearing is now expected to formally re-open on December 1 for the first time since October 6, 2022.*
- **Request for Certificate of Compliance/Inspection Follow Up.**
Applicant: Mayrock Development
Project Location: 50 Peter Kristof Way. An Order of Conditions issued on July 31, 2020 for demolition of an existing meeting hall building and construction of a new, multi-family (56 unit) apartment building, including utilities, grading, driveway, parking lot and landscaping at 50 Peter Kristof Way, Medfield, MA, Assessor Map 48, Parcel 29. Site inspection in connection with anticipated Request for Certificate of Compliance identified violations and unpermitted work requiring correction and follow-up. *This hearing last opened on October 6, 2022, at which time the Commission, after a substantive hearing,*

by motion voted to continue the hearing at the applicant's request to November 3, 2022. Prior to the November 3 hearing, the applicant requested the Commission continue the hearing to a date to be determined, which date was later set for November 17. Due to the unanticipated cancelation of the November 3, 2022 Conservation Commission meeting for lack of a quorum and due to the unexpected cancellation of the November 17 meeting due to technical difficulties with public access to the town website and a zoom link to the Conservation Commission meeting, this hearing is now expected to formally re-open on December 1 for the first time since October 6, 2022.
this hearing.

Minutes

August 4, 18; September 1, 15, 29; October 6 and 20, 2022

(November 3, 2022 meeting canceled due to lack of quorum; November 17 canceled for technical difficulties accessing zoom link on the town website)

Administration

1. Commission Follow Up – Drafting, Signing, Recording

7 Jade Walk	NDA	(Delivered	Awaiting Confirmation of Recording)
250 North St. (NHC)	NDA	(Delivered	Awaiting Confirmation of Recording)
15 Pilgrim Lane	COC	(Delivered	Awaiting Confirmation of Recording)
Lincoln Court	DJB	(Pending	Awaiting Drafting Corrected Orders)

2. Commission Follow Up – Inspection, Enforcement, Monitoring

250 North St. (NHC) Site visit.

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 (*Agent Update*)

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 Hil 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

Green Street Hinkley Playground Project (*scheduled for Nov. 17 agenda*)

Eagle Scout Project (Bay Circuit Trail Bridge Replacement)

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 and Projects

Lane Holmquist Property and ADA Compliance

Certification of Vernal Pools

OSRP

5. Commission Policies

Adopted: Requesting Amendment to OOC

Developing: Emergency Tree Removal

6. Commission Scheduling
 - CRWA (Put on agenda)
 - MEC (Put on agenda)
 - Sustainable Medfield (Put on agenda)

7. Reports
 - OSRP (Cat Scott)
 - Ponds (Bobby Kennedy)

8. Commission Hearing Dates
 - REGULAR HEARINGS (1st and 3rd Thursday/month at 7:00 PM)
 - DECEMBER 5, 2022 OSRP Virtual Forum
 - December 15, 2022 Anticipated: Community Gardens (Neal & Betty Sanders)
 - January 5, 2022 Anticipated: OSRP Discussion with Wayne Feiden, FAICIP
 - January 19, 2022

9. 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

10. 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

- 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)
- 39 Plain Street (inquiries)
- 193 South Street (consultation in advance of COC)
- 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)
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)