



Medfield Conservation Commission

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Medfield Conservation Commission PUBLIC MEETING

Zoom

Minutes of Thursday, February 3, 2022 at 7:00pm

Members Present: Chair Deborah Bero, Michael Perloff, Mary McCarthy, George Darrell, Cat Scott, Bobby Kennedy

Members Absent: Kirsten Poler

Staff Present: Conservation Agent, Dave Henkels

Others Present: Joyce Hastings, Rob Truax, James Murphy, Bob Borrelli, Meg Femino, Leslie Scier, Joe Scier, Osler Peterson

At approximately 7:00pm, Chair Deborah Bero called the Conservation Commission meeting to order.

Bero recused and Kennedy chaired the following hearing:

Continued Hearing Notice of Intent/ Medfield Holdings LLC /Address Ice House Road/Project is the construction of a 24 Unit condominium (12 Buildings) and ancillary facilities including stormwater design pursuant to the Wetlands Protection Act. Continued from January 20, 2022. DEP # 214-0694

Joyce Hastings briefed the Commission on the ZBA process noting that technical issues are resolved and Tetra Tech advised the plan is able to be voted on. She presented the updates to the Hinkley South plan: add buffer zone plantings along the 100' buffer zone and extended plantings along property line with 4 Bishop Lane into the 100' buffer. Hastings described the submitted invasive species management plan, described the extent of tree clearing and limit of work/erosion control barriers, O&M plan, stormwater, herbicide use. Raposa forwarded the revised stormwater report. Darrell requested additional clarification on the invasive species plan (plan of action) and Hastings clarified how the plan works within the Order of Conditions with a condition for summer and late fall reporting.

Meg Femino, 4 Bishop Lane, cited concerns about the screening, sound, and visual impact of the development, new arborvitae green giants, invasive species removal, water flow from the property impacting basements on Bishop Lane. The invasive species plan and landscape plan was discussed. The Commission is amenable to the arborvitae extending to the 50' buffer. Groundwater is not being interrupted by the new basements and the stormwater from driveways, roadways, and rooftops will be piped to the new basin. Truax described the groundwater and surface water flow patterns and confirmed his confidence in the drainage design.

Deb Bero, 10 Copperwood Road, speaking as a resident, requested confirmation of whether commissioners have been to the site, who has reviewed the revised stormwater plan, and who has reviewed Tetra Tech's review letters.

Approved 04/07/22

Osler Peterson, 10 Copperwood Road, speaking as a resident, requested clarification on the invasive species management, homeowner responsibilities, preferred vegetation, water flow issues and questioned the qualifications of the engineers who reviewed the plan.

Femino requested clarification on the vegetation and fence behind units 14 and 15. The applicant will amend the vegetation to be evergreens clustered behind 14 & 15 (relocate the 10 trees that are shown on the plan). The Commissioners are amenable to having the agent assist in plant placement.

Henkels gave his findings on the proposal. Peterson requested the Commission requested the ZBA obtain another expert to review the groundwater. Commissioners discussed the proposal and are generally satisfied with the drainage and the elements of the plan that are within their jurisdiction. Darrell queried the review of fill for invasives and the commissioners agreed the

Perloff motion to close the hearing with intent of issuing an Order of Conditions with previously articulated special conditions including but not limited to: snow storage, invasive species management, supervision and reports, stormwater management issues, and other as determined by the agent or board members determined to be significant for Notice of Intent / Medfield Holdings LLC / Address Ice House Road/Project is the construction of a 24 Unit condominium (12 Buildings) and ancillary facilities including stormwater design pursuant to the Wetlands Protection Act. Continued from January 20, 2022. DEP # 214-0694. Seconded by McCarthy. Roll call vote: Perloff = yes, McCarthy = yes, Scott = yes, Kennedy = yes. The Vote: 4-0

Bero rejoined the Commission

Minutes

- **November 4, 2021**
 - Kennedy made a motion to approve November 4, 2021 meeting minutes. Seconded by Scott. Roll call vote: Perloff = aye, McCarthy = aye, Scott = aye, Kennedy = aye, Darrell = aye, Bero = aye. The Vote: 6-0
- **November 18, 2021**
 - McCarthy made a motion to approve November 18, 2021 meeting minutes as edited. Seconded by Scott. Roll call vote: Perloff = aye, McCarthy = aye, Scott = aye, Kennedy = aye, Darrell = aye, Bero = aye. The Vote: 6-0
- **January 6, 2022** – *tabled*
- **January 20, 2022** – *tabled*

Administration/Discussion

Procedures/Protocols

- Bero noted outstanding minutes. Discussion of adding the document list to the minutes and the google drive for minutes and project files.
- DEP guidelines on amendments to orders of conditions
- Mullin Rule and DEP policy to be added to collection of ConCom procedures

Danielson Pond Update

- BoS presentation by Pare on 1/25/22 Raposa to send out meeting video and Pare report

containing the three options

Commissioners Updates

- Bero noted the Planning Board update of the Open Space Residential Development Bylaw and the Energy Committee's Town of Medfield Climate Action Plan (TOMCAP)
- Kennedy noted the Neponset Partnership work and 604b grant project
- Perloff noted the Open Space webinar series

Agent Updates

- Invite new Central Region Circuit Rider to an upcoming meeting
- Virtual MACC meeting registration is open
- Next meeting agenda and upcoming projects

Adjournment

At approximately 9:03 pm, Scott motioned to adjourn the meeting. Kennedy seconded. Roll call vote: Perloff = aye, McCarthy = aye, Scott = aye, Kennedy = aye, Darrell = aye, Bero = aye. The Vote: 6-0

Respectfully submitted,
Sarah Raposa, Town Planner