



# TOWN OF MEDFIELD MEETING NOTICE

Posted: Town Clerk

*Posted online: 10/04/22*

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=QTREamNYR3B5ZmdpRXRjOVpENDZ2Zz09>

Passcode: 076283

Or join by phone:

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

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Webinar ID: 876 0142 0547

Passcode: 076283

International numbers available: <https://medfield-net.zoom.us/j/87601420547?pwd=QTREamNYR3B5ZmdpRXRjOVpENDZ2Zz09>

## Conservation Commission

Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
Zoom Video Hearing	October 6, 2022 at 7:00 pm

### AGENDA

#### Open Meeting

#### Roll Call

#### Announcements

**Reminder ConComm Meetings Continue to be Remote Meetings/Office Open Agent Transition Period – Technical Support and Consulting Services Drought and Water Restrictions Update**

#### 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. *Continuance requested.*

- **Notice of Intent.**

**Applicant: Scott Colwell**

*And, any additional business that came in after the deadline that must be discussed prior to the next meeting*

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**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.

• **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.

**Minutes**

July 21; August 4, 18; September 1, 15; 2022

**Administration**

1. Commission Follow Up – Drafting, Signing, Recording

41 Millbrook	COC	(Delivered	Awaiting Confirmation of Recording)
7 Morse Drive	COC	(Delivered	Awaiting Confirmation of Recording)
7 Jade Walk	NDA	(Drafted	Awaiting Signatures and Delivery)
250 North St. (NHC)	NDA	(Drafted	Awaiting Signatures and Delivery)
15 Pilgrim Lane	COC	(pending results of site inspection scheduled for 10/5/2022)	

2. Commission Follow Up – Inspection, Enforcement, Monitoring

MSH	Follow up on possible violations of OOC, AUL; follow up on new swales and riprap/stormwater changes; follow up on wetlands monitoring
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
Green Street	Hinkley Playground Project (follow up re possible permitting)

*Identify projects requiring inspection, enforcement, monitoring*

3. Commission Follow Up -- Referrals to Consultant

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)

4. Commission Authority Organization and Finances

Staffing  
Budgeting  
OSRP  
Land management and acquisition (finances)

5. Commission Land Management and Acquisition (planning)

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## Holmquist Property and ADA Compliance

6. Commission Scheduling
  - CRWA (Put on Agenda)
  - NRWA (Joint Meeting September 29)
  - Education      MACC Fundamentals Sept.-Oct. 2022
  - MACC Fall Conference (Deven, MA) October 15, 2022
7. Commissioner Reports
  - OSRP (Cat Scott)
  - Ponds (Bobby Kennedy)
8. Commission Hearing Dates
  - REGULAR HEARINGS (1<sup>st</sup> and 3<sup>rd</sup> Thursday/month at 7:00 PM)
  - October 6 and 20; November 3 and 17; December 1 and 15, 2022
9. Inquiries/Possible Permitting
  - 40 Nebo Street.                      (Deck Replacement) July
  - 87 Philip Street.                      (Pool) July/August
  - 150 Harding Street.                      (No meaningful information to date) August
  - 12 School Street.                      (No meaningful information to date) August
  - 26 Rocky Lane.                      (Possible Land Donation)
  - 39 Vine Brook                      (Easement??)
10. Archived Items
  - 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
  - TARC License for Noon Hill Use (Event on August 6)
  - Eagle Scout Project (Bay Circuit Trail Bridge Replacement)
  - 73 Noon Hill (possible violation reported/not pursued by reporter)
  - 8 Lee Road (question from realtor)
  - 39 Plain Street (question from realtor)
11. Commission Protocols/Procedures – Topics for Discussion/Work Product/Workshops
  - 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
  - Information Requested by Realtors/Others
  - Attendance Issues and Mullen Rule
  - Conflicts of Interest
  - Orders of Conditions Review and Revise Boilerplate
  - Sample Motions – Compile
  - Purpose of RDA v. NOI
  - Exemptions Under WPA and State Regs
  - Regulatory Time Deadlines

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