



OWN OF MEDFIELD MEETING NOTICE

Posted: Town Clerk

Posted online: 11/07/22

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):

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	November 17, 2022 at 7:00 pm

AGENDA

Open Meeting

Roll Call

Announcements

**Reminder ConComm Meetings Continue to be Remote Meetings/Office Open
Agent Transition Period -- ConComm Office Open -- Please call before a visit if possible
Drought and Water Restrictions Update
DEP Updates Textiles -- <https://www.mass.gov/guides/textile-recovery>**

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.

Continued Hearings

- **Notice of Intent.**
Applicant: Joanne Delapa

And, any additional business that came in after the deadline that must be discussed prior to the next meeting
OLD BUSINESS / NEW BUSINESS / VOUCHERS / MINUTES / INFORMATIONAL

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.

- **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, however, the applicant requested the Commission further 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, this hearing is now expected to formally re-open on November 17 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, however, the applicant requested the Commission further continue the hearing scheduled for November 3 to a date to be determined in December 2022. Due to the unanticipated cancelation of the November 3, 2022 Conservation Commission meeting for lack of a quorum, on November 17 this hearing will officially be continued by motion and vote from November 3 to a date to be determined in December 2022.*

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.

Minutes

August 4, 18; September 1, 15; October 6 and 20, 2022
(November 3, 2022 meeting canceled due to lack of quorum)

Administration

1. Commission Follow Up – Drafting, Signing, Recording

41 Millbrook	COC	(Delivered	Awaiting Confirmation of 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 if any

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

OLD BUSINESS / NEW BUSINESS / VOUCHERS / MINUTES / INFORMATIONAL

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 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 (<i>scheduled for Nov. 17 agenda</i>)
Eagle Scout Project	(Bay Circuit Trail Bridge Replacement)
	<i>Identify projects requiring inspection, enforcement, monitoring</i>

3. Commission Authority Organization and Finances

Staffing

Budgeting and Warrant Article

Land Management and Acquisition

4. Commission Land Management and Acquisition (Planning and Projects)

Holmquist Property and ADA Compliance

Certification of Vernal Pools

OSRP

5. Commission Scheduling

CRWA (Put on agenda)

MEC (Put on agenda)

Sustainable Medfield (put on agenda)

6. Commissioner Reports

OSRP (Cat Scott)

Ponds (Bobby Kennedy)

7. Commission Hearing Dates

REGULAR HEARINGS (1st and 3rd Thursday/month at 7:00 PM)

November 17; December 1 and 15, 2022

8. Commission Protocols/Procedures – 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

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

9. Archived Items

QUESTIONS/INQUIRIES

39 Rocky Lane (dead tree on abutting Leighton Conservation Land)

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

OLD BUSINESS / NEW BUSINESS / VOUCHERS / MINUTES / INFORMATIONAL

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)

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)