



# OWN 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=QTREamNYR3B5ZmdpRXRjQVpENDZ2Zz09>  
Passcode: 076283

Or One tap mobile:

+16469313860,,87601420547#,,,,\*076283# US  
+19294362866,,87601420547#,,,,\*076283# US (New York)

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/u/ki7Z7v2Zo>

## Conservation Commission

Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
Zoom Video Hearing	November 17, 2022 at 7:00 pm

### ***REVISED AGENDA POSTED NOVEMBER 15, 2022***

***Additions shown in red italics/deletions shown in bracketed red italics***

#### **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>**

***The order in which Informal Discussion, New Hearings and Continued Hearings will be addressed on November 17 has changed from the order shown on the Agenda as first posted (before November 15, 2022). While the new order of items, shown below, is the order in which the Commission expects hearings to unfold on November 17, the order may further change to respond to changing circumstances. The Chair will announce any changes in the order of hearings shortly after the Conservation Commission meeting first opens and Roll Call has concluded.***

#### ***Agenda Items Following***

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

## 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.

## 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.  
*Applicant requests continuance to December 1, 2022 without discussion.*
- **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 [deleted: "in December 2022"]. Due to the unanticipated cancelation of the November 3, 2022 Conservation Commission meeting for lack of a quorum, this hearing [deleted: "will be officially continued by motion and vote from November 3 to a date to be determined in December 2022"] is now expected to formally re-open on November 17 for the first time since October 6, 2022.*

## Minutes

August 4, 18; September 1, 15, 29; 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
  - 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 and Acquisition (Planning and Projects)
  - 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. Commissioner Reports
  - OSRP (Cat Scott)
  - Ponds (Bobby Kennedy)
  - Other

8. Commission Hearing Dates

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

Dec. 1 (*currently anticipated Community Gardens and 26 & 30 Millbrook*) & 15, 2022  
January 5 and 19, 2023

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 Ledgeeetree – 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)