



Medfield Conservation Commission

Town Hall · 459 Main Street · Medfield, Massachusetts 02052-2009

Minutes of Public Meeting, April 20, 2023 at 7:00pm

Members Present: Chair Deborah Bero, Bobby Kennedy, Cat Scott, Michael Perloff, John Woodhull

Members Absent: Kirsten Poler

Staff Present: Interim Agent Bob Hartzel

Others Present: Wayne Walker, Ann Lewis, Deborah Anderson, Ardian Rrapi, Mitch Maslanka, Mike Segala, Rob Shea, Elaine Shea

At approximately 7:00pm, Chair Deborah Bero called the Conservation Commission meeting to order and performed a roll call for attendance.

I. Announcements

- The Conservation Commission is actively seeking to fill openings for both full Commissioner members and Associate Commissioners. Applicants should submit a letter of interest to both the Town Administrator and Conservation Commission.
- All Conservation Commission meetings are remote; however, the office is still open. Please call ahead if you would like to visit the office.

II. Hearings

1. Notice of Intent - 329 North Road

Applicants: Wayne G. Walker and Ann L. Lewis

Project Location: 329 North Road; Map 82, Lot 009

Documents Submitted for Review: WPA Form 3 – Notice of Intent and supporting materials (including Proposed Driveway Plan dated 3/31/2023, Cheney Engineering, LLC), submitted on 4/6/2023.

The project involves proposed removal of a portion of an existing gravel driveway, restoration of the area with vegetation, and installation of a new gravel driveway for a single-family home. A portion of the proposed work will take place within the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

Deborah Anderson introduced herself as the Applicant's wetlands consultant. She shared her screen and showed the plan to remove a portion of the existing gravel driveway and construct a new gravel driveway. Ms. Anderson stated that the driveway proposed for removal is within Buffer Zone and will be replaced with grass. Mr. Hartzel noted that the area of proposed revegetation within the 50-foot No Disturb Zone (815 square feet) exceeds the proposed new driveway area in the 50-foot No Disturb Zone (389 square feet). Mr. Walker explained that by relocating the driveway, it will no longer be a road between two properties and the horses that are on the property will not use or be directed towards the

area of the new driveway. Mr. Kennedy asked about the disposal location for any excess soil associated with the project. Mr. Rrapi, the Applicant's engineer, explained that excess soil will either be removed from the property or relocated outside of the 100-foot Buffer Zone. Mr. Hartzel recommended that the project is approvable as proposed. Mr. Rrapi stated that the alignment of the proposed new driveway avoids any tree removal. Ms. Bero noted that the Commission cannot close the hearing until DEP issues a file number for the project and none has been issued yet. The Commission agreed to approve the project and prepare the Order of Conditions with the expectation that the DEP file number would be issued before the May 4, 2023 meeting of the Commission, at which time the Commission could close the hearing.

Ms. Scott made a motion to approve the project and prepare the Order of Conditions for the May 4, 2023 meeting.

Mr. Woodhull seconded the motion.

Roll Call Vote: 5-0 (Ms. Scott, aye; Mr. Perloff, aye; Mr. Kennedy, aye; Mr. Woodhull, aye; Ms. Bero, aye)

2. Request for Amended Order of Conditions – 39 Quarry Road

Applicant: Michael Segala

Address: 39 Quarry Road; Map 59 Parcel 113

Documents Submitted for Review: WPA Form 3 – Amended Notice of Intent and supporting materials (including revised site plans dated 1/19/2023, Legacy engineering), submitted on April 5, 2023.

The Applicant requested an amendment to the Order of Conditions (DEP File No. 214-0695) issued in 2022 for construction of an inground pool, patio, gazebo and retaining walls within the 100-foot Buffer Zone of Bordering Vegetated Wetlands. The proposed amendment includes a reconfiguration of plan features.

Mr. Maslanka, the Applicant's representative, shared his screen and described the proposed project and requested amendments. He provided details on how the requested changes would move the closest activity to wetlands further from the 50-foot No Disturb Zone. The amendment would reduce disturbance in the 50-75' buffer zone by +/- 150 square feet, while increasing disturbance in the 75-100' buffer zone by +/- 270 square feet. Mr. Maslanka showed the proposed plantings from the landscape plan. Mr. Perloff inquired about the coordinate system presented on the site plan. Mr. Maslanka is going to get clarification on this from the land surveyor. Mr. Perloff suggested that there be a condition added to monitor the plants for survival (e.g., 75% growth/succession over 2-3 years). This was discussed and the Commission reached general consensus that survival of plantings should be included as a condition without a monitoring requirement.

Ms. Scott made a motion to approve the amended Order of Conditions with conditions added as discussed.

Mr. Woodhull seconded the motion

Roll Call Vote: 5-0 (Ms. Scott, aye; Mr. Perloff, aye; Mr. Kennedy, aye; Mr. Woodhull, aye; Ms. Bero, aye)

3. Request for Determination of Applicability (RDA) – 1 Scott Road

Applicants: Rob Shea and P. Elaine Shea

Project Location: 1 Scott Road; Map 66-Parcel 1

Documents Submitted for Review: WPA Form 1 – Request for Determination of Applicability, submitted on 4/5/2023; Addendum to RDA submitted on 4/5/2023 (including site plan)

The applicants seek an after-the-fact RDA for installation of a slate patio (14' x 17') with stone dust grout within the 50- to 100-foot buffer zone of a Bordering Vegetated Wetlands (BVW) and for installation of a pea stone pad for a play surface (22'9" x 22'6") within the 50-foot BVW No Disturb Zone.

Mr. Hartzel shared his screen to show photos and a plan view of the patio and pea stone pad, as discussed at the previous hearing on April 6, 2023, noting that these areas were within what was previously shown on site plans as "existing landscaped yard area". Mr. Shea discussed the proposed after-the-fact RDA for these two areas. Ms. Bero made a general comment that property owners should be aware of the 50-foot No Disturb Zone and should avoid building on or otherwise disturbing these areas. Mr. Shea is meeting with the new buyers of 1 Scott Road and will convey this information about the 50-foot No Disturb Zone.

Mr. Perloff made a motion for a Negative Determination of Applicability.

Ms. Scott seconded the motion.

Roll Call Vote: 5-0 (Ms. Scott, aye; Mr. Perloff, aye; Mr. Kennedy, aye; Mr. Woodhull, aye; Ms. Bero, aye)

III. Minutes

1. April 6, 2023

Ms. Scott made a motion to approve the minutes as amended

Mr. Kennedy seconded the motion

Roll Call Vote: 5-0 (Ms. Scott, aye; Mr. Perloff, aye; Mr. Kennedy, aye; Mr. Woodhull, aye; Ms. Bero, aye)

IV. Updates/Discussions

1. Elm Street appeal: MassDEP sent out an email informing the Town that they will be conducting a site visit on April 27, 2023.
2. Hinkley Pond: Parks & Rec are expected to provide an update to the ConComm at a meeting within 21 days before treatment of the ponds.
3. ConCom Land/Properties: The ConComm received a complaint that human feces have been found repeatedly on some sites under ConComm stewardship and this was confirmed. Ms. Bero suggested that this issue should be considered in the context of future budgets so that there is funding to take steps to prevent this from continuing.
4. Amherst College / MassMammals: Amherst College has inquired about monitoring mammal distribution patterns in Medfield as part of an ongoing statewide project. Ms. Bero stated that this was directed to Frank Perry, who has documented bobcat and bear sightings and has the ability to assist in this project.
5. Vernal Pool Project: Nothing new to report on vernal pool investigations at this time.
6. Medfield State Hospital Permitting: No updates on the expected submittal date of pending permit applications at this time. The Town has requested but has not yet received groundwater monitoring reports that were required per the current OOC for the site.

7. Noon Hill: Ms. Bero has received and has responded to several applications for 2023 orienteering and race trail events at the Noon Hill property.
8. Land Inventory: Mr. Woodhull and Mr. Perry are in the process of reviewing and compiling an updated ConComm land inventory.
9. Signage: Mr. Perloff requested signage for Rocky Woods to clarify trail names and where they lead. Mr. Kennedy stated that signage is being installed for trails that begin at streets.
10. Open Space & Recreation Plan (OSRP): Ms. Scott reported that one of the highest priorities identified in the OSRP public survey was the maintenance of ConCom lands. Ms. Bero would like some wording put in to the OSRP to clarify that not all ConCom property is intended for recreational use. Ms. Scott will provide this feedback to the Town's OSRP consultant.

V. Adjournment

Mr. Kennedy motioned to adjourn the meeting at approximately 8:45 PM.

Ms. Scott seconded the motion.

Roll Call Vote: 5-0 (Ms. Scott, aye; Mr. Perloff, aye; Mr. Kennedy, aye; Mr. Woodhull, aye; Ms. Bero, aye)

Respectfully submitted,
Cara Wise, Administrative Assistant