

TOWN OF LYNNFIELD CONSERVATION COMMISSION

MEETING MINUTES

September 21, 2021, 6:30 PM

Al Merritt Center, Market Street

Members present:

Commissioners; Chairman Don Gentile, Kirk Mansfield, Erin Hohmann (arrived 6:47pm), Jan Solomon, Bryce Foote, Angelo Salamone (arrived 6:40pm), Jared Yagjian, Director Emilie Cademartori

6:30pm - Chairman Don Gentile called the meeting to order.

Grants/Project Updates

Municipal Vulnerability (MVP) Grant Award

Chris LaPointe, with Greenbelt, provided a project update and explained how the Conservation Commission would be involved if the Town goes forward with the purchase of the Richardson Green property. LaPointe began by thanking the Commission for the commitment of \$200,000 from its land account. Greenbelt is awaiting the final decision from the Select Board before it moves forward to raise \$300,000 in private donations. As part of the total funding project, the Town - acting through the Conservation Commission - would purchase a Conservation Restriction from Greenbelt at the closing for the Town's portion of the total purchase price - approximately \$2.41 million.

Greenbelt would then manage the property, provide a small parking lot, maintain the trails and signage. Director Cademartori then outlined the specific actions expected from the Conservation Commission regarding the holding of the Conservation Restriction. Commissioners congratulated LaPointe and all who worked to bring this project to this point. LaPointe specifically congratulated Select Board for its work on this project.

Continued Public Hearings

6:39pm – Abbreviated Notice of Resource Area Delineation - 12 Hampton Court

Applicant: Victoria Ricciardiello

Project: Verify the delineation of Bordering Vegetated Wetland located on and/or adjacent to the property.

Cademartori reported that a written request was submitted by the applicant to continue the hearing to the October 19, 2021 LCC meeting.

On a motion duly made by Solomon and seconded by Mansfield, the LCC voted (5-0) to continue the hearing to the October 19, 2021 LCC meeting.

6:40pm - Angelo Salamone arrived at the meeting.

6:42pm - Notice of Intent – 99 Crest Road

Applicant: Mary Jo Milano

Project: Installation of 194 feet of stone rip rap along the shoreline of Pillings Pond; work is proposed within Bank, Land Under Water, Bordering Land Subject to Flooding, and the 100 ft buffer to Bordering Vegetated Wetland.

Cademartori reported that the applicant submitted a written request to continue the hearing to the October 19, 2021 LCC meeting. The applicant has been unable to complete any changes to the plan based on the peer review and the site visit.

On a motion duly made by Yagjian and seconded by Foote, the LCC voted (6-0) to continue the hearing to the October 19, 2021 LCC meeting.

Other Open Permitting Items

6:43pm - Request for Minor Modification - DEP #209-0640 - 4 Taylor Terrace

Cademartori summarized the update. 4 Taylor Terrace is the last lot to be built. The minor modification doesn't change the limit of work. Cademartori does not believe that a full amendment and public hearing is needed.

On a motion duly made by Mansfield and seconded by Yagjian, the LCC voted (6-0) to accept the minor modification for 4 Taylor Terrace.

6:46pm - Request for Certificate of Compliance- DEP File # 209-0422 - Windsor Estates

Developer Gregg Monastiero, and his lawyer Don Cooper were present for the discussion. Many Windsor Estate residents were in attendance.

6:47pm - Erin Hohmann arrived at the meeting

Monastiero reported that the site visit was conducted and everything in the peer review has been submitted. The applicant's engineer has updated the as-built. However, Cademartori noted that the updated documents had only been submitted mid-afternoon. In addition, Bill Jones has been unable to review these documents.

Cademartori said that she had not had time to review Bill Jones' response memo, which was also just delivered mid-afternoon. She noted that since the previous meeting the developer had made much progress, and that the residents would like to be heard regarding issuance of a partial or complete COC. Atty. Don Cooper asked that a partial COC be provided, which would narrow the issues to those still outstanding.

Gentile said that he was not comfortable with decisions when he did not have the full time to review the documents. He asked if there was a benefit to issuing a partial COC. Cooper responded that Unit 38 has a significant hold-back provision for their closing, based on COC approval.

Yagjian suggested that many of Bill Jones' comments concern vegetation, and would not be opposed to issuing a partial. Hohmann and Solomon expressed concern about voting for something that has not yet been written.

HOA Co-President Paul Guarracino expressed strong opposition to issuance of a partial instead of waiting for a full COC. HOA Co-President Mark Martin agreed and added similar comments and project history. He also cautioned commissioners not to be distracted by one prospective homeowner's closing situation. He further suggested that the commissioners wait until all the documents are completed and have been reviewed and approved by Bill Jones and the engineers involved, and the systems work through a growing season. Homeowner Gilda Lutz added that she was present for the walk through and reported that there is still water present over the previous 3 days. She has compiled a photo book.

Cademartori said that she would draft a document with the outstanding issues and perpetual conditions clearly understood and reviewed by the applicant, Bill Jones, the lawyers and the engineers involved.

On a motion duly made by Solomon and seconded by Foote, the LCC voted (7-0) to continue the matter to the October 19, 2021 LCC meeting.

7:19pm - Violation – 12 Grey Lane

The site visit was unable to be held September 15, as it became too dark. However, some commissioners were able to drive by to see the site on their own time, and provided some information on what they could view. Cademartori reported that there are 2 additional dead trees, and one that was topped off that the homeowner Vicki Kvedar would like to remove, although she does not want to incur the expense of a crane again. Cademartori asked commissioners what they

believed would be suitable mitigation for the 6 trees that were removed from the resource area. A decision would involve how many trees, size, and placement on the property. Cademartori cautioned any tree being cut and let fall, as it causes too much damage. Mansfield asked if she would be amenable to having replacement trees planted along the street. Cademartori said that she would inquire if the homeowner would be receptive to replanting in the front of the house. She will also confirm with Field inspector Patrick McDonald which trees were living of the 6 that were removed.

7:32pm - Emergency Certification - Flooding at Cedar Brook - Beaver Dam Breach

Cademartori reported that the certification has since expired. A new one hasn't been issued yet, because if the dam is breached too fast, it can flood a nearby homeowner's basement. She suggested issuing a new certification at the October 19, 2021 LCC meeting.

Administrative Matters

7:34pm - Ongoing/New projects/Adopt-A-Property

Cademartori provided an update on the Willis Woods grant project, capped by the September 20 site walk involving the community and project partners. The revised Tree Bylaw will be on the warrant for the October 18 Town Meeting.

She also updated the board on water testing work by Owen Blacker, a UMASS Amherst college student intern. He has sampled water at 3 sites on Pillings Pond following 3 storm events. The data has been collected and analyzed, and a report is pending. Cademartori also said that she will be interested in seeing Water and Wetland's final report on the analysis of water before and after the BIOCHAR sock.

Hohmann reported that her adopted property - Beaverdam Brook - appears to be overgrown with no true delineation of trails in many areas. Cademartori noted that it has not been as well visited, as overgrown vegetation seems to discourage visits.

8:00pm - Minutes - August 17 , 2021

The August 17, 2021 minutes were not distributed, and will be available for review in the October 19, 2021 LCC meeting.

8:01pm - Adjournment

On a motion duly made by Hohmann and seconded by Solomon, the LCC voted (7-0) to adjourn the September 21, 2021 meeting.

NEXT REGULAR MEETING – Tuesday, October 19, 2021

As recorded and submitted by Jennifer Welter.

