

TOWN OF LYNNFIELD CONSERVATION COMMISSION

MEETING MINUTES

December 14, 2021, 6:00 PM

H. Joseph Maney Room, Lynnfield Town Hall

Members present:

Commissioners; Chairman Don Gentile, Kirk Mansfield, Erin Hohmann, Bryce Foote, Angelo Salamone, Jared Yagjian, Director Emilie Cademartori

6:33pm - Chairman Don Gentile called the meeting to order.

Administrative Matters

6:34pm - Request for Certificate of Compliance –DEP File # 209-0426 36 Elmwood Road

Applicant Bryan Last was present for the request. Director Cademartori provided a brief history of the project. The request is for the OOC issued to the prior owner for an addition, garage, new deck, new dock and landscaping. Many of the permitted items were not constructed. Shoreline plantings were required, which the prior owner never installed. Last provided shoreline images of the plantings. Some discussion ensued as to approval of a COC on any land still under questionable ownership.

On a motion duly made by Hohmann and seconded by Foote, the LCC voted (6-0) to issue a COC for 36 Elmwood Road - DEP # 209-0426.

Continued Public Meetings

6:48pm - Notice of Intent –0 & 36 Elmwood Road - DEP File #209-06xx

Applicant: Bryan Last

Project: Installation of paver patio, creation of flood storage area and associated landscaping plantings.

Applicant Bryan Last provided a brief update, including his expectations for the work his attorney will do on a silent title. Last is working with Wetland Scientist Greg Hockmuth at Williams and Sparages. Gentile suggested that the Board hear recommended plans from the wetland scientist first so that it can make its decisions prior to the applicant going through with legal expenses. Last agreed that going forward, he would focus on the performance standards rather than legal issues of land ownership.

7:00pm - Emergency Certification - Beaverdam Brook at Chestnut

Cademartori noted that, in fact, there is no dam present. Therefore, no permit is required.

Continued Public Hearings

7:01pm - Notice of Intent – 99 Crest Road DEP File #209-0649

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 she had received a written notice to continue the hearing since the applicant is pursuing a wetlands study.

On a motion duly made by Mansfield and seconded by Hohmann, the LCC voted (6-0) to continue the hearing for 99 Crest Road to the January 18, 2022 LCC meeting.

Administrative Matters

7:02pm - Pillings Pond Annual Report - Review and Discussion

Cademartori reported that the consultant Water & Wetlands has finalized and submitted the annual report per terms of their contract. She recommended that board members review the document in advance and hear a presentation from the consultant at the January 18 LCC meeting. At this time, the board will also hear their recommendations for Pond treatment for the 2022 season. Gentile said that the consultant has been regularly attending the Pillings Pond subcommittee meetings and that the presentations have been well received. Mansfield agreed that a January presentation would be preferable and that subcommittee members and Pond abutters should be invited to attend. Mansfield will publicize the meeting on Facebook.

Mansfield then reported on recent Pond discussions in subcommittee meetings. He said that the focus will now be on storm drains and trying to secure grant monies to fund a study. Gentile added that he had reached out to former LCC chair Paul Martindale, who said that he would be

happy to be a resource. Cademartori suggested that perhaps another season of water sampling would be in order, especially after the very heavy rains this past summer.

7:09pm - Richardson Green - P&S Agreement and Conservation Restriction

Cademartori provided a brief summary of the recent project activities. The purchase price is \$2.71M, the Conservation Restriction cost is \$2.41M, GreenBelt is providing the \$300K difference. The cost of the Conservation Restriction includes \$200K from the ConCom's land fund, \$571K from federal ARPA monies, and \$1.64M in MVP grant funds awarded to the Town of Lynnfield. No taxes, borrowing or bonding is necessary.

Chair Gentile read a motion: "I move that pursuant to G.L. c. 40, s. 8C and G.L. c. 61, s. 8, and every other authority appertaining thereto, the Conservation Commission approve, execute and deliver that certain Purchase and Sale Agreement dated as of November 29, 2021 between the Town of Lynnfield, acting by and through its Selectboard and the Conservation Commission, and Essex County Greenbelt Association, Inc., whereby the Town agrees to purchase, for consideration of \$2,410,000, a perpetual conservation restriction over the land located at 1452 Main Street in Lynnfield, Massachusetts and shown as 'Area = 20.06 AC' and 'Area = .76 AC' on a plan of land recorded with the Essex South Registry of Deeds in Plan Book 180 as Plan 62, and to fund such purchase that the Commission approve the application of \$200,000 from its conservation fund under the said G.L. c. 40, s. 8C, together with such other funds as the Selectboard has approved."

On a motion duly made by Yagjian and seconded by Foote, the LCC voted (6-0) to approve the motion and sign the P&S Agreement.

Administrative Matters

7:15pm - Ongoing/New projects/Adopt-A-Property

None to report at this time.

7:16pm - Budget

Cademartori suggested that the capital budget should not change. She added that both Admins Susan Lambe and Jennifer Welter are retiring, and that she is trying to reconfigure department staffing to suit her needs. She emphasized that the influx of ARPA money that is becoming available can only be utilized if staff and resources are in place to manage projects and expend the money.

7:19pm - Minutes - November 16, 2021

On a motion duly made by Yagjian and seconded by Hohmann, the LCC voted (6-0) to move review of the minutes to the January 18, 2022 LCC meeting minutes.

7:22pm - Adjournment

On a motion duly made by Mansfield and seconded by Foote, the LCC voted (6-0) to adjourn the December 14, 2021 meeting.

NEXT REGULAR MEETING – Tuesday, January 18, 2022

As recorded and submitted by Jennifer Welter.