

**TOWN OF LYNNFIELD
CONSERVATION COMMISSION**

MEETING MINUTES

July 18, 2023 - 6:30 PM

H. Joseph Maney Room, Lynnfield Town Hall

Board Members:

Chairman Don Gentile, Vice Chair Kirk Mansfield, Jared Yagjian, Erin Hohmann, Jan Solomon,
Director Emilie Cademartori

6:32pm – Chairman Gentile called the meeting to order.

Continued Public Hearings

6:33pm - Notice of Intent – 397 Walnut Street

Applicant: Town of Lynnfield

Project: To construct a golf clubhouse facility with new utilities and new gravel parking lot with associated drainage infrastructure

Director Cademartori reported that the applicant has requested their application be withdrawn and will refile at the August 15, 2023 ConCom meeting.

On a motion duly made by Solomon and seconded by Hohmann, the LCC voted (5-0) to continue the hearing for 397 Walnut Street until the August 15, 2023 meeting.

6:35pm - Notice of Intent – 12 Hampton Court - File #209-0667

Applicant: Maryrose Pino

Project: Construction of four foot retaining wall with associated backfill and grading, removal of 17 trees, installation of an irrigation well and fence

Paul Marchionda, Marchionda & Associates, was present for the update. Marchionda provided an evaluation of the trees by Iron Tree, and indicated that the owner is willing to replant 3 trees in the set-back, and extend the row of existing Arborvitae plantings. Chair Gentile remarked that the Conservation Commission enjoys a workable relationship with Marchionda and Touchette, but that the history of the plans for tree removal at this property puts the Commission in a difficult position. He further opined that removal of so many trees would have a detrimental effect on the resource area, referencing a literature review prepared by the USDA Center for Watershed Protection. Marchionda responded that a denial would likely result in filing a DEP appeal.

Cademartori questioned the specific identification of trees on the plan and wanted to clarify how many trees are sought for removal. Gentile asked Commissioners for their opinion on further tree removal beyond those identified by Iron Tree as compromised/ hazardous. Yagjian suggested a compromise position to avert a DEP appeal process. Tree Committee chair Jane Bandini remarked that the Commission's decision may set a bad precedent.

On a motion duly made by Hohmann and seconded by Solomon, the LCC voted (5-0) to approve the retaining wall per the plan, to approve removal of only the hazardous trees recommended for removal by Iron Tree and approve construction of a wildlife pass-through fence (at least 6" elevated off the ground) on top of the retaining wall, for 12 Hampton Court #209-0667.

New Public Hearings

7:16pm - Notice of Intent – 55 Summer Street - File#209-0669

Applicant: Town of Lynnfield

Project: Renovation of Town Hall/ Public Safety complex with associated site improvements including new driveway, parking area and stormwater management system

Lynnfield Capital Projects Manager John Scenna introduced the project. There are 2 components of this project; 1) construction of a new fire safety facility at South Station, 2) the complete renovation of the Town Hall/ Public safety complex. An update for the Select Board is slated for Fall, 2023.

Nitsch Engineering's Project Manager William Maher, and Project Designer Sarah Kwatinetz then reviewed the details of the project.

Cademartori noted that the stormwater drains to the resource area, which now needs to meet a higher standard and triggers the need for prior treatment infrastructure. Abutter Carol Killroy of 9 Parsons Avenue expressed concern with water sheeting from the back of the fire station, to which Maher responded that the new design would ameliorate this stormwater problem through the NOI's Operation and Maintenance Plan. Cademartori asked why the stormwater standards don't require any upgrades to any of the stormwater on the remainder of the site.

On a motion duly made by Mansfield and seconded by Yagjian, the LCC voted (5-0) to issue an OOC for 55 Summer Street - #209-0669.

Request of Extension for Order of Conditions

7:44pm - Request of Extension for OOC - File# 209-0641

Applicant: Town of Lynnfield File#209-0641

Project: Pillings Pond Treatment Program

Cademartori presented the request. She has reviewed the treatment plan with the contractor - Water and Wetland - and recommends that the Conservation Commission extend the OOC for an additional 3 years.

On a motion duly made by Mansfield and seconded by Yagjian, the LCC voted (5-0) to issue a 3-year extension for the OOC for Pillings Pond - File #209-0641.

Requests for Certificates of Compliance

7:49pm - Request for Certificate of Compliance - 592 Main Street #209-0620

Cademartori reported that this project was considered redevelopment. A treatment train was added to the project, and the parking lot was regraded to make sure that water is directed to the treatment train. The site has been revegetated and is much improved.

On a motion duly made by Solomon and seconded by Yagjian, the LCC voted (5-0) to issue a Certificate of Compliance for 592 Main Street - File #209-0620.

7:54 - Request for Certificate of Compliance - 4 Taylor Terrace - File # 209-0640

Cademartori reported that a site visit has been completed. Hayes Engineering will prepare a revised plan as there are outstanding discrepancies, such as missing details of the roof infiltration system, questionable tree removal, etc. Cademartori further reported that the large Oak and the large Beech trees were removed, with no other replacement deciduous trees planted. Only evergreens were planted in the rear of the property, not leaving much room for planting deciduous trees. The applicant was asked to return at the August 15, 2023 meeting for further discussion.

Enforcement Order Updates/Violation Updates

7:59pm Enforcement Order Updates:

21 Lakeview - Cademartori reported that this enforcement order is still pending until the August 15 meeting.

11 Ramsdell - the soccer field has been completely removed, the fence has been removed and the property has been re-surveyed so that the fence will be properly reinstalled

45 Wildewood - no update due to rain events interfering with site visits

15 Townsend - no update due to rain events interfering with site visits

8:02pm - New Violations:

(Chair Gentile recused himself from this discussion)

14 Magnolia - Cademartori reported that this home was built in the 1990's, and includes a full as-built. Over recent years, the rear yard has been developed, well into the resource area. The encroachment is "egregious", and an enforcement order will likely be issued. They owners will be invited to the August meeting.

Administrative Matters

(Chair Gentile returned to the meeting)

8:16pm - Updates Ongoing/New projects at conservation properties:

70 Walnut Street - Cademartori reported that the split rail fence at the 70 and 76 Walnut Street property is installed.

Beaver Dam Brook Reservation - Cademartori reported that at the WORKING GROUP meeting held at 6:00pm that evening, abutters near the Grayland Road access point to the Reservation attended to voice concerns about the Eagle Scout's project clearing activities behind Ashdale Road. This specific activity will be suspended pending a site visit by Cademartori.

Invasives at Partridge Island - Jane Bandini, Tree Committee chair, reported that on the previous Saturday, volunteers cut and cleared some of the invasive Burning Bush, and that further work is needed and additional volunteers are requested.

8:24pm - Review minutes:

May 16, 2023 Minutes

On a motion duly made by Hohmann and seconded by Solomon, the LCC voted (5-0) to approve the May 16, 2023 LCC minutes, as corrected.

June 18, 2023 Minutes

On a motion duly made by Hohmann and seconded by Mansfield, the LCC voted (5-0) to approve the June 18, 2023 LCC minutes, as presented.

8: 26pm - Adjournment

On a motion duly made by Mansfield and seconded by Solomon, the LCC voted (5-0) to adjourn the July 18, 2023 meeting.

NEXT REGULAR MEETING – Tuesday, August 15, 2023

As recorded and submitted by Jennifer Welter.