

TOWN OF LYNNFIELD CONSERVATION COMMISSION

MEETING MINUTES

November 21, 2023 - 6:30 PM

Al Merritt Center, 600 Market Street, Lynnfield

Board Members:

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

6:46pm – Vice Chair Kirk Mansfield called the meeting to order.

New Public Hearings

6:47pm - Notice of Intent - 385 Summer Street

Applicant: Stephen Fantone

Project: Construction of an addition to an existing single family home, installation of a new septic system and reconfigured driveway within the 100 ft Buffer to Bordering Vegetated Wetland

Thor Akerley, with Williams & Sparages, was present to summarize the project. A significant portion of the property extends out into Reedy Meadow. A previous ORAD is still valid today. The BOH has approved a resubmittal of a septic design, revised to a PRESBY system. The driveway will need to be reconfigured slightly. Solomon asked if the stairwell was the only portion that was inside the 50' buffer, to which Akerley replied that a portion of the deck was, as well. Yagjian expressed satisfaction with the plan, particularly the upgraded septic system design, and only suggested that the lawn be pulled back a little further. Director Cademartori was pleased that the owners intended to incorporate more native plantings in place of the established lawn within the delineated wetland area.

On a motion duly made by Solomon and seconded by Hohmann, the LCC voted (4-0) to issue an Order of Conditions for 385 Summer Street.

7:01pm - Notice of Intent - 14 Magnolia

Applicant: Michael & Lindsay Weiss

Project: Restoration of approximately 2000 sq ft of previously filled Bordering Vegetated Wetland, Bordering Land Subject to Flooding and the 100 ft Buffer.

Greg Hockmuth, Wetland Scientist with Epsilon Associates, was present to summarize the project. The owners purchased the property in 2018, and had engaged in activities on the property without

permitting. Epsilon has since delineated the existing resource areas on the property and have been able to determine the extent of wetland filling by using the as-built plan from 1990 that showed the location of the wetlands when the lot was developed. Epsilon filed a NOI to restore the area. The restoration plan includes the removal of filled material under the direction of a professional wetland scientist, digging down to the original surface, removing an additional 1 foot below, bringing in clean organic material and reseeded with a wetland seed mix. Plantings of shrubs and native trees may become overrun with phragmites. Epsilon plans to stabilize the slope with a rip rap boulder slope that will grow in with vegetation. The plan will also include removal of a leaf dumping area and subsequent restoration. A silt fence will be trenched in for protection of the wetlands during restoration. There is also evidence of some beaver activity.

Cademartori asked if there was evidence of a change in hydrology, as there was a row of trees present when the property was originally developed. Yagjian questioned why the existing conditions as shown on the 2018 plan and on the current plan are not the same. He further suggested a site visit. Solomon asked about the plan for the stones on the slope. A site visit is scheduled for Tuesday, November 28 at 4:00pm.

On a motion duly made by Yagjian and seconded by Hohmann, the LCC voted (4-0) to continue the hearing until the December 20, 2023 meeting.

Other Regulatory Matters

7:23pm - Tuttle Lane Subdivision - Request for Extension #209-0628 & #209-0629

Brian Hannon, with HPI, was present for the request. Stormwater inspections continue uninterrupted. Hannon reviewed the details of the stormwater management work, and reported that all appears to be on track. Hannon now is facilitating the set-up and transition of the stormwater maintenance to the Homeowners Association. The invasive species mitigation plan is proving to be somewhat challenging, but Hannon will work with Bill Jones.

Cademartori reported on the site visit earlier in the day. Since the invasives project requires 2 years to complete, Bill Jones suggests a 6-month extension to kick-start the invasives plan in the spring. Solomon asked if Hannon was providing updated SWPPP reports to Cademartori, to which Cademartori said that she is expecting the annual report at this time of year.

On a motion duly made by Solomon and seconded by Hohmann, the LCC voted (4-0) to grant a 6-month extension for #209-0628 & #209-0629.

(7:37pm - Yagjian leaves the meeting, resulting in loss of meeting quorum.)

NEXT REGULAR MEETING – Wednesday, December 20, 2023

As recorded and submitted by Jennifer Welter.