

TOWN OF LYNNFIELD CONSERVATION COMMISSION

MEETING MINUTES

October 17, 2023 - 6:30 PM

H. Joseph Maney Room, Lynnfield Town Hall

Board Members:

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

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

New Public Meetings

6:31pm - Request for Determination – 35 South Common

Applicant: Town of Lynnfield, c/o Lisa DeMeo Town Engineer

Project: Installation of 100 ft concrete arc with associated hardscape and landscaping to serve as a War Memorial within the 100 ft Buffer to BVW and the 200 ft Riverfront

Lisa DeMeo, Town Engineer was present for the discussion. She identified the buffer lines, and reported that all work is outside the 25' buffer and that the wall is ready to be built. Director Cademartori said that there are 2 unhealthy trees that must be removed before construction, and that once the wall is complete, a row of trees will be planted.

Joe Connell, Chair of the Select Board provided some history of the war memorial project. He reported that there is almost \$10,000 above the \$50,000 requested for donations, which will allow for some additional landscaping.

On a motion duly made by Foote and seconded by Solomon, the LCC voted (7-0) to issue a negative determination for this war memorial project.

Administrative Matters

6:42pm - Review September 19, 2023 minutes:

On a motion duly made by Hohmann and seconded by Solomon, the LCC voted (7-0) to approve the September 19, 2023, 2023 LCC minutes, as corrected.

Announcements: Director Cademartori reported:

- A copy of a newspaper article from a resident was included in the packets, which requires no action.
- The Town Hall renovation project will require that the ConCom meetings be held elsewhere. The Merritt Center will be held on the regular Tuesday nights through June, 2024. The staff offices will relocate to the old Village Pharmacy.

New Public Meetings

6:45pm - Request for Determination – 7 Candlewood

Applicant: Christopher Crump

Project: Construction of garage addition to existing single family partially within the 100 ft Buffer to BVW

Christopher Crump, CWC, presented the project on behalf of the homeowners.

Currently, the sloping driveway into the garage under the house results in significant run-off into the back yard. The new garage will create somewhat of a barrier for this unwanted run-off. Retaining walls will be constructed around the driveway. Approximately 50% of the new addition is located within the 100' buffer. No trees are slated for removal. There will be less pavement proposed than now exists.

On a motion duly made by Salamone and seconded by Solomon, the LCC voted (7-0) to issue a negative determination for 7 Candlewood.

(6:52pm - Chair Gentile left the meeting and named Vice Chair Mansfield as interim chair.)

Administrative Matters

While waiting for the 7:00pm public hearing, Director Cademartori reported on the following:

Request for Certificate of Compliance - 46 Oakridge - File #209-0642

This was a raze and rebuild on Pillings Pond, which has been completed for some time. There were a number of trees removed at the time of the original application, and the applicant agreed to add enhanced plantings. Now, the applicant would like the area to grow back with natural vegetation, rather than adding new enhanced plantings that were offered during the original hearing.

Solomon said that the vegetation will grow and likely start to strangle the trees. Cademartori said that she could work with the homeowner to guide a “cleaner” condition.

New Public Hearings

7:00pm - Notice of Intent – 34 Edgemere File# 209-0674

Applicant: Elizabeth & Daniel Kent

Project: Construction of a garage & other additions to an existing single family within the 100 ft Buffer to BVW

Director Cademartori reported that this property is at the very end of Pillings Pond. It has BVW that comes up along the property line from the Pond. Peter Ogren, Hayes Engineering, provided the project summary. There are 2 resource areas on the property; BVW and Bordering Land Subject to Flooding. The lot itself is not subject to the bylaw.

Solomon asked about the size of the 2 trees slated to be removed, which are too close to the construction to be saved. She asked if the applicant would be willing to replace these trees, to which the applicant said that red maples would be planted as replacements. Cademartori asked what vegetation is proposed between the garage and the wetland, to which the applicant replied shrubs. Solomon suggested some sort of a buffer plantings such as native shrubs, to which Ogren and the applicant agreed.

On a motion duly made by Hohmann and seconded by Solomon, the LCC voted (6-0) to issue a Order of Conditions for 34 Edgemere File# 209-0674.

Administrative Matters

While waiting for the 7:15pm public hearing, Director Cademartori reported on the following:

Request for Certificate of Compliance - 10 Ryan Road - File #209-0611

Cademartori reported that she did not have an official as-built, as this was a pool proposed on an engineered plan. The pool was installed where it was supposed to be. There was no disturbance, and there were no conditions, no restoration and no plantings. The project has been expired for some time.

On a motion duly made by Solomon and seconded by Hohmann, the LCC voted (6-0) to issue a Certificate of Compliance for 10 Ryan Road - File# 209-0611.

New Public Hearings

7:15pm - Notice of Intent – S145E/T146E New England Power ROW #209-0673

Applicant: New England Power c/o Andrew Cole

Project: Exploratory soil borings and access creation for future utility work within BVW, Buffer & 200 Ft Riverfront

Alison Milliman, BSC Group, and applicant Andrew Cole from New England Power Company were present for the project update. The line crosses Route 1. The work includes 10 soil boring locations, some of which require wetland crossings and mattings, and some which are actually within the BVW. Milliman described the specifics of the work disturbances and mitigation, and identified all the work locations. Cademartori thanked Milliman for their efforts in NOT using Ledge Road, which is quite narrow and difficult to access and somewhat burdensome to neighbors.

Solomon asked what would occur if the borings resulted in inadequate results. Milliman said that further boring depth would be required to achieve adequacy.

Abutter Carol Bartlett, 56 Ledge Road, asked if the structures were to be replacements, or new structures, to which Cole responded that these would be replacements. Bartlett indicated that some digging has already occurred, to which Cole responded that smaller investigative holes may have been previously dug in anticipation of this work. Bartlett reiterated that no one on Ledge Road wants any power company activity on Ledge Road, based on previous work disturbances and “damages” that had never been repaired, despite numerous requests.

On a motion duly made by Hohmann and seconded by Yagjian, the LCC voted (6-0) to grant a waiver of disturbance in the no-disturb zone for S145E/T146E New England Power ROW #209-0673.

On a motion duly made by Yagjian and seconded by Solomon, the LCC voted (6-0) to issue a Order of Conditions with a waiver in place for S145E/T146E New England Power ROW #209-0673.

Administrative Matters

7:41pm - Request for Certificate of Compliance - 448 Main Street - File #209-0571

The request for a COC for this project had been made earlier, however, the no-disturb markers had not been installed. There is now an updated plan showing the installed markers. Solomon asked if markers noted on the plan could be a new requirement on the as-built, to which Cademartori agreed.

On a motion duly made by Yagjian and seconded by Hohmann, the LCC voted (6-0) to issue a Certificate of Compliance for 448 Main Street - File# 209-0571.

Continued Public Meetings

7:50pm - Request for Determination – 9 Stafford Road

Applicant: David & Alison Delory

Project: Installation of 20' x 40' inground swimming pool and after the fact approval of sports court, including tree removal and grading.

Attorney Andrew Delory provided the update. A site visit was conducted on October 4. An updated landscaping plan has been produced. Over 30 trees will be replaced, with 27 of the trees being native species. At Cademartori's recommendation, 2 of the native trees will be planted outside of the fenceline behind the 25' no-disturb.

Yagjian commented that during the site visit he did not see significant run-off impact from the sports court. He opined that the fence line and the pool appear to be in appropriate places with no impact to the resource area behind it. Hohmann concurred. Solomon asked when pool construction would be started, to which Atty. Delory said Spring. She then asked Cademartori what would be required in terms of erosion control. Cademartori said that she questioned how effective erosion control would be. Solomon also asked about the timing for tree planting, to which Delory said Spring or Fall 2024, after the pool is installed. Cademartori added that she has not confirmed the delineation.

On a motion duly made by Hohmann and seconded by Solomon, the LCC voted (6-0) to issue a negative determination for 9 Stafford Rd., to include the conditions of no further tree removal beyond the fence, and implementation of the revised planting plan.

Administrative Matters

8:02pm - Violation - 10 Windsor Road - File #209-0471

Cademartori displayed a series of dated aerial photos of the property. Significant disturbance including tree removal, grading and trails development have occurred in the rear of the property - almost all of which is in the wetland. These violations on 10 Windsor came to light now that the abutting home at 2 Bryant has come on the market.

Cademartori noted that a letter will be sent to the homeowners requesting that they cease any further activity in the resource areas, and attend the next ConCom meeting.

Registration is open for MACC Fall Conference - October 28, 2023

October 30 Joint Meeting - ConCom/Open Space WORKING GROUP and LCWD

This is a meeting seeking approval from the LCWD to allow passive recreation on water district lands. Cademartori asked if ConCom members could attend.

Fall Clean-up - 70 Walnut Street:

Cademartori reported that it may be too late to organize a work party at 70 Walnut. Mansfield added that the 8-10 week lead time for the Historical Commission's memorial bench order may also necessitate the work and bench installation be postponed until the Spring, particularly in light of the upcoming Town Hall move.

8:20pm - Adjournment

On a motion duly made by Solomon and seconded by Yagjian, the LCC voted (6-0) to adjourn the October 17, 2023 meeting.

NEXT REGULAR MEETING – Tuesday, November 21, 2023

As recorded and submitted by Jennifer Welter.