

TOWN OF NEEDHAM CONSERVATION COMMISSION MEETING MINUTES

Thursday, December 5, 2024

Under Governor Healey's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, §20," issued March 2023, meeting of public bodies may be conducted virtually provided that adequate access is provided to the public.

LOCATION: Zoom Virtual Platform – the meeting was held virtually per Governor Baker's Emergency Order.

ATTENDING: Dave Herer (Chair), Reade Everett, Bill Hebard, Fred Moder, Polina Safran, Deb Anderson (Director of Conservation), Clay Hutchinson (Conservation Specialist)

D. Herer opened the public meeting at 7:00 p.m.

MISCELLANEOUS BUSINESS –

1. Minutes

Motion to approve the meeting minutes of March 11, 2021; April 8, 2021; November 18, 2021; and June 27, 2024, by F. Moder, seconded by R. Everett, approved 5-0-0.

2. Enforcement Orders

None at this time.

HEARINGS/APPOINTMENT

898 SOUTH STREET (DEP FILE #234-934) – continued NOTICE OF INTENT

Motion to continue the hearing for 898 South Street (DEP File #234-934), to December 19, 2024, by F. Moder, seconded by P. Safran, approved 5-0-0.

484 CHARLES RIVER STREET (DEP FILE #234-939) – continued NOTICE OF INTENT

D. Herer explained that the applicant has agreed to mow part of the meadow that is Town property. Scott Morrison, VHB, agreed that the owner has agreed to mow and maintain the meadow within the Town-owned parcel. This increases the meadow area by nearly two acres, totaling approximately 18.2 acres. The mowing will take place once a year between August 15-October 15, with an intention to mow later in that timeframe. D. Anderson stated that Town management has signed off as the owner of the parcel.

There was no public comment at this time.

Motion to close the hearing for 484 Charles River Street (DEP File #234-939), by R. Everett, seconded by P. Safran, approved 5-0-0.

19 MASON ROAD (DEP FILE #234-938) – *continued* NOTICE OF INTENT

Diane Simonelli, Field Resources, stated that a planting plan was supplied. The plan for the house will not impact the groundwater, as the foundation will be kept out of the groundwater. The groundwater will be removed from the site and the recharge from the site will be included in this. The invasives on site will be mitigated, although some of this is on an abutting property.

A direct abutter stated that the invasives begin on 19 Mason Road and extend to his property. The invasives are within the 25' buffer on the 19 Mason Road property.

Mark Gluesing asked if the property would connect to the storm sewer directly.

D. Simonelli stated that a small patch of invasives on the property will be mitigated for and that the majority is off of the property. The Town does not allow for direct discharge into the sewer system. There will be a standalone recharge system on the site. The Town only allows for tie ins for overflow and after recharge. The intention is for this site to recharge naturally. D. Herer stated that the Town does have a permit system for discharge into the sewer, but the storm drainage in this case will run into the wetland.

Motion to close the hearing for 19 Mason Road (DEP File #234-938), by R. Everett, seconded by F. Moder, approved 5-0-0.

**1169 SOUTH STREET (DEP FILE #234-940) – NOTICE OF INTENT
(*This Hearing will not open and be discussed until the December 19th, 2024, Conservation Commission meeting due to a Legal Notification issue*)**

**74 GARY ROAD (DEP FILE #234-9XX) – NOTICE OF INTENT
(*This Hearing will not open and be discussed until the December 19th, 2024, Conservation Commission meeting due to a Legal Notification issue*)**

OTHER BUSINESS

40 LAKE DRIVE (DEP FILE #234-927) – REQUEST FOR CERTIFICATE OF COMPLIANCE

D. Anderson stated that the site appears to be stable, and a partial Certificate can be issued at this time.

Motion to issue a partial Certificate of Compliance for 40 Lake Drive (DEP File #234-927), by F. Moder, seconded by B. Hebard, approved 5-0-0.

50 LEHIGH ROAD (DEP FILE #234-864) – REQUEST FOR CERTIFICATE OF COMPLIANCE

D. Simonelli explained that the trees which were supposed to be left as snags on the property were accidentally removed. D. Anderson stated that the applicant will be working on as an-built plan. The question is if the overplanting proposed will satisfy the trees which were removed, or if the Commission would like to see these replaced.

R. Everett expressed concern that these trees were supposed to be left as snags and were instead cut down. The shrubs proposed may not make up for this loss. F. Moder agreed that the resource from a snag cannot be replaced with shrubs.

The Commission suggested four new trees be planted on the property, of a species that would be of the highest wildlife value. The applicant could also consider some number of replacement trees and shrubs. D. Simonelli stated that she would work on this with the applicant and come back to the Commission at a later date.

17 GEORGE AGGOTT ROAD (DEP FILE #234-930) – REQUEST FOR PARTIAL CERTIFICATE OF COMPLIANCE

D. Anderson stated that she visited the site and found AC condensers installed that were not on the as-built plan. Also, the demarcation of the mitigation area was not appropriate. The applicant has since resubmitted an as-built plan showing the deviations, and the appropriate markers have been installed.

Motion to issue a partial Certificate of Compliance for 17 George Aggott Road (DEP File #234-930), by F. Moder, seconded by P. Safran, approved 5-0-0.

160 EDGEWATER DRIVE (DEP FILE #234-893) – REQUEST FOR CERTIFICATE OF COMPLIANCE

D. Anderson stated that the applicant has yet to submit an as-built plan, and this item will be tabled to a future meeting.

20 ALDER BROOK (DEP FILE #234-924) – REQUEST FOR MINOR MODIFICATION

Jessica Smith, Goddard Consulting, explained that this request consists of a minor reorganization of the approved development for the site. This project went before the Zoning Board of Appeals and was not approved, so the plans were revised and resubmitted. The revised plans also include a modest decrease in impervious surfaces on the lot.

Motion to approve a Minor Modification for 20 Alder Brook (DEP File #234-924), by B. Hebard, seconded by R. Everett, approved 5-0-0.

The Commission reviewed the draft Order of Conditions for 19 Mason Road (DEP File #234-938).

Motion to issue an Order of Conditions for 19 Mason Road (DEP File #234-938), by R. Everett, seconded by F. Moder, approved 5-0-0.

The Commission reviewed the draft Order of Conditions for 484 Charles River Street (DEP File #234-939). The Commission agreed that the dates for approved mowing should be in early spring (during the month of March), unless otherwise approved by the Commission.

Motion to issue an Order of Conditions for 484 Charles River Street (DEP File #234-939), by R. Everett, seconded by P. Safran, approved 5-0-0.

NEEDHAM WETLANDS PROTECTION ACT REGULATIONS – DISCUSSION

D. Herer stated that comments have been received and incorporated into the draft. The Commission agreed to review the redline document and have it reviewed by Town Counsel concurrently.

ADJOURN:

Motion to adjourn the meeting, by F. Moder, seconded by R. Everett, approved 5-0-0.

The meeting was adjourned at 8:19 p.m.

NEXT PUBLIC MEETING:

December 19, 2024, at 7:00 p.m. location to be determined.

*Respectfully Submitted,
Kristan Patenaude*