

TOWN OF NEEDHAM CONSERVATION COMMISSION MEETING MINUTES

Thursday, September 11, 2025

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), Sue Barber, Clary Coutu, Reade Everett, Bill Hebard, Fred Moder, Polina Safran, Deb Anderson (Director of Conservation); Tim Puopolo (Conservation Specialist)

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

MISCELLANEOUS BUSINESS:

1. Minutes

Motion to approve the meeting minutes of August 28, 2025, as amended, by C. Coutu, seconded by B. Hebard, approved 7-0-0.

2. Enforcement Orders

27 BELLE LANE – VOTE ON ENFORCEMENT ORDER

D. Anderson stated that the upland forested buffer that was disturbed is not within the Commission's jurisdiction, but it is a special condition under the local Order of Conditions. The Order of Conditions requires two years of monitoring once the plantings are installed and five permanent bounds to define the area. She spoke with the applicant's consultant, Paul McManus, who will speak to the applicant regarding what the demarcation will look like. The plantings have not yet been installed.

The Commission stated that the plantings should be installed by October 12, 2025.

Motion to ratify the Enforcement Order for 27 Belle Lane, by S. Barber, seconded by F. Moder, approved 7-0-0.

HEARINGS/APPOINTMENT

109 HEATHER LANE EXTENSION (DEP FILE #234-953) – NOTICE OF INTENT

It was noted that, due to issues with the notification for this item, it will be continued to September 25, 2025.

64 WINFIELD STREET (DEP FILE #234-954) – NOTICE OF INTENT

Nicole Hayes, Goddard Consulting and representing the applicant, explained that the proposal is for an addition and a patio area for disabled adults. The entire site is located within the 100' riverfront area. There is proposed to be a total of 764 s.f. of impact within the riverfront area. The applicant is proposing more than a 2:1 ratio of mitigation planting, at 1,580 s.f. of restoration. All of the proposed work is within an existing lawn area. No trees will be removed. All of the roof runoff from the addition will be collected into a drainage system. The patio will also have a drain that runs into the drainage system. A stockpile area has been shown on the plan, as requested.

D. Anderson noted that it is only the rear of the house and the proposed addition that will be infiltrated. D. Herer stated that he believes the stormwater plan is compliant with the regulations. D. Anderson stated that a permanent demarcation along the restoration area needs to be added to the plans.

There was no public comment at this time.

Motion to close the hearing for 64 Winfield Street (DEP File #234-954), by C. Coutu, seconded by P. Safran, approved 7-0-0.

0 LOCUST LANE – REQUEST FOR DETERMINATION OF APPLICABILITY

Bill Giezentanner, representing the applicant, explained that there are cross sections of pine logs from a fallen tree lying in the trail. The proposal is to remove these from the wetland and allow them to decompose elsewhere. There will be a large event in October, and the intent is to make the area a safer situation. The proposal is a puncheon boardwalk. This is a simple structure with pressure-treated black locust logs underneath every 8', which will reduce the amount of fill needed. It also allows water to flow underneath. This will define the trail and keep people on it. People have been walking further into the wetland to avoid walking on the cross-sectioned logs.

In response to a question from D. Anderson, B. Giezentanner stated that the Wellesley Wetlands Committee reviewed the portion of this proposal that is within their jurisdiction and issued a negative determination.

D. Herer stated that the puncheon boardwalk is a conventional approach. The structure will be 8"-10" above grade, allowing for sufficient space for water to flow underneath.

B. Giezentanner noted that the 131 Locust Lane site will be used as the stockpile site

Motion to issue a negative Determination of Applicability for 0 Locust Lane, by C. Coutu, seconded by P. Safran, approved 7-0-0.

D. Anderson asked how long the project is expected to take. B. Giezentanner stated that he plans to start as soon as possible and finish by mid-October.

OTHER BUSINESS

DISCUSSION AND POSSIBLE ADOPTION - M.G.L. c.110G, REGARDING THE USE OF ELECTRONIC SIGNATURES BY COMMISSION MEMBERS PURSUANT TO AMENDMENT 13-7 TO THE MASSACHUSETTS DEED INDEXING STANDARDS 2018, EFFECTIVE APRIL 17, 2020.

T. Puopolo stated that he will speak with DEP regarding using their online portal for submissions. He can address any Commissioner questions to the State. The Commission agreed to continue discussion on this item at a future meeting.

TRAILS ADVISORY GROUP UPDATE

T. Puopolo explained that a vendor has been approved to install wooden posts at trail intersections and minor entrances at Ridge Hill and the Town Forest this fall. The Advisory Group now has a representative from the Parks & Rec Committee. He asked if there was interest in forming an ad hoc Trails Subcommittee of the Conservation Commission to support and advise the Advisory Group. This could include on-site meetings at properties.

Motion to appoint Polina Safran to represent the Commission on the Trails Advisory Group, by S. Barber, seconded by F. Moder, approved 7-0-0.

T. Puopolo stated that Harvest Fair will be held on Sunday, October 5, 2025, 11am-3pm and the Commission will have a table.

D. Herer noted that there is ongoing discussion regarding the long-term planning for the replacement of the Pollard Middle School in Needham. A few of the current ideas are to renovate the building and install an addition, or to construct a new building elsewhere on the site. The Commission reviewed some of the conceptual plans.

The Commission discussed the draft Order of Conditions for 64 Winfield Street (DEP File #234-954).

Motion to approve an Order of Conditions for 64 Winfield Street (DEP File #234-954), by S. Barber, seconded by R. Everett, approved 7-0-0.

ADJOURN:

Motion to adjourn the meeting, by S. Barber, seconded by P. Safran, approved 7-0-0.

The meeting was adjourned at 8:31 p.m.

NEXT PUBLIC MEETING:

September 25, 2025, at 7:00 p.m., virtually.

*Respectfully Submitted,
Kristan Patenaude*