

Conservation Commission

One Liberty Lane
Norfolk, MA 02056

March 13, 2019
7:00 P.M.

Commission Members	Other
David Turi, Chairman ----- Absent	Janet DeLonga – Agent ----- Present
Jim Wilson – Clerk ----- Present	Amy Brady–Administrative Assistant ---- Present
Bruce Jacobson – Member ----- Present	
Alexandra Fraher – Member ----- Present	
Alex Weisheit – Member ----- Present	
Fred Laberge – Member ----- Present	

The duly posted meeting of the Norfolk Conservation Commission convened at 7:00 P.M. in Room G-07 at the Norfolk Town Hall. In the absence of Mr. Turi, Mr. Wilson opened the meeting and announced that the meeting was being audio- and videotaped.

PUBLIC HEARINGS:

609

2 Clark Street, NOI #240-608 – Present was James Luker of Arcadis Engineering. Plans and documents referred to were prepared by McKenzie Engineering Group, Norwell, MA, dated 1/14/19, entitled “Work Plan, Drawing No. 2” prepared for MCI Norfolk; email from Fire Chief dated March 13, 2019 to Janet DeLonga.

Mr. Arcadis reviewed that this project involves the removal of 3 underground storage tanks (USTs) on the grounds of 2 Clark Street, that each have a capacity of 25,000 gallons. Oil is needed as backup for the natural gas, but underground storage of 75,000 gallons is not needed. The proposal is to remove the 3 USTs, and install an above-ground 10,000 storage tank. Mr. Arcadis indicated on the plan where the wetlands have been delineated. Erosion control will be placed all around the work area; equipment staged appropriately. Tanks will be cleaned in place, the brought out of the ground, put on flatbeds, and transported off-site. An area has been designated across the street, against the prison wall, for stockpiling any contaminated soils. Ms. DeLonga referred to an email sent by the Fire Chief regarding Fire Department inspections and permitting that will need to be in the OOC Conditions. Mr. Luker noted that he is also a licensed site professional. Ms. DeLonga noted a gate area that will be used for access, and said that erosion controls may have to be moved daily to accommodate use of the gate, and suggested having extra supplies on hand; Mr. Luker concurred. In response to a question from Mr. Weisheit, Mr. Luker said that the new storage tank would probably be within the 100’ buffer; he said that it is sophisticated system that includes double-walls, leak detection, and is encased in concrete. Ms. DeLonga mentioned an old filing, #240-216 from 1996, for this same project that was never acted upon; Mr. Luker said the new tank is on order and they have a contractor and funding, so this will go forward. Ms. DeLonga noted that the property there currently utilizes natural gas, and Mr. Luker confirmed that all utilities will be marked out.

Mr. Jacobson made a motion to continue the hearing for 2 Clark Street to April 10, 2019, at 7:00, P.M. at the Norfolk Town Hall; Ms. Fraher seconded the motion; the vote on the motion was unanimous.

273 Dedham Street, NOI #240-601 (cont’d from 1/9/19) – Present was Jim Susi, United Consultants Incorporated (UCI). Plans referred to were prepared by UCI, dated 11/13/18, rev’d through 3/8/19, entitled “Grading & Utility Plan,” “Planting Plan,” “Erosion Control Plan,” “Lighting Plan.” (pp 4 – 7 of 11 from the full site plan)

Mr. Wilson asked out some missing delineation flags; Mr. Susi said that all missing or disturbed flags will be replaced, and remain until the project is completed. Mr. Wilson asked about confusion with lot numbering of the two lots; Mr. Susi said they are both number 273. Ms. DeLonga clarified that the snow storage is on #271. Some changes have been made to the site plan since the last Conservation meeting, in accordance with Planning Board and review comments. The building has been reduced from 11,000+ to 10,000 s.f. The size of the display area has been decreased, and it has been moved to be completely on #273, some parking spots relocated; curbing will be granite.

Rain garden and large detention basin have been changed to underground recharge, with 4 catch basins. Down spouts will go to a separate recharge area. Full canopy trees are proposed at the entrance and in the island in the front. Some yews are also proposed, so as to not cause a site distance problem in front of the building. Arborvitaes are proposed in the back. About 150 plants are proposed in a habitat enhancement area along the side, as well as some dogwoods. The other side of the site is pavement. There is currently gravel where the plantings will be. Drainage that used to run to the wetland area will now be captured. Ms. DeLonga asked if the applicant wanted to wait until Planning Board was satisfied with the plans; Mr. Susi said he felt that all of the peer reviewer's comments have been addressed in this plan, and asked if it would be possible to have the Orders signed at the next meeting

Mr. Laberge made a motion to continue the hearing for 273 Dedham Street to April 10, 2019, at 7:05, P.M. at the Norfolk Town Hall; Mr. Weisheit seconded the motion; the vote on the motion was unanimous.

2 Old Pond Street, NOI #240-_____ - Present was Bruce Wilson; Plans referred to were prepared by GW Site Solutions, entitled "Septic System Repair, Presby Enviro-Septic Treatment, Gray Realty Trust, 2 Old Pond Street," dated 2/20/19

Mr. Wilson showed a plan from the 1980's showing the location of the septic that is being replaced, and then presented the new plans. The tank is still sound; they will excavate out the stone trenches and replace with a Presby system. There is a BVW across the street and a river and flood plain behind the house, as well as a drinking water well. Mr. Wilson detailed the erosion control plans, and mentioned an old sycamore tree they will protect. They will access via an existing gravel drive adjacent to the area to be excavated. Mr. Wilson suggested that this be conditioned. In response to Ms. DeLonga, he said he was able to digitize the inland restricted area onto the plan. Construction activities will take place 10'-15' from the sycamore. Materials will be put right into a truck, will not be stockpiled. Ms. DeLonga said the Commission will require protection around the tree trunk. Mr. Wilson said it will be about a week's worth of work. Ms. DeLonga asked Mr. Wilson to confirm that the most current plans had been submitted.

Betsey Whitney, 26 Valley Street, stated that she came to reiterated that it is a historical and beautiful house, and she hopes to preserve every bit of it.

Mr. Weisheit made a motion to continue the hearing for 2 Old Pond Street to April 10, 2019, at 7:05, P.M. at the Norfolk Town Hall; Ms. Fraher seconded the motion; the vote on the motion was unanimous.

The Enclave, NOI #240-591 (cont'd from January 9, 2019) – To be Withdrawn

Ms. Fraher made a motion to withdraw without prejudice the first application, #240-591, for The Enclave; Mr. Jacobson seconded the motion; the vote on the motion was unanimous.

The Enclave, NOI #240-_____ (resubmittal) - Present were Randy Miron, Bohler Engineering; Brian Manning, LEC Environmental; Tom DiPlacido, representing Norfolk Holdings

Plans and documents presented and referred to were site plans entitled "Preliminary Plan for Comprehensive Permit Proposed The Enclave at Norfolk," prepared by Bohler Engineering, dated 6/13/17, rev. through 1/25/19, pp. C-1 through C-35, plus 5 pp. ALTA/ACSM Land Title Survey (by others); Stormwater Drainage Analysis, prepared by Bohler Engineering, dated 6/13/17, rev'd through 1/25/19.

Mr. Bohler gave an overview of the project, stating it began with 56 units in August, 2017, and around March of 2018, they felt they had met the concerns expressed by the Norfolk Conservation Commission (NCC), its peer reviewer, BETA Engineering, and LEC. The hearing had been continued since then, until tonight's withdrawal and resubmittal. The project now consists of 40 age-restricted units, housed in 20 duplexes. It is a 1,300 (approximately) l.f. cul-de-sac. The number of units was reduced, as was the impervious area. It remains a 40B project, and the applicant is actively working with the ZBA on a Comprehensive Permit. There will be sidewalks throughout the development, some pedestrian amenities are proposed.

A wetland crossing is being proposed based on a request by the ZBA and some of the neighbors; it is proposed to cross where an existing cartpath is that connects to Juniper Lane. Stormwater management standards continue to be met; a drainage report has been submitted with this filing; stormwater runoff rates and volumes are being reduced. Individual septic systems for each unit are proposed; soil testing has been witnessed by the BOH; underground utilities are proposed; Conservation Restriction (CR) is proposed. All structures are outside of the 100' buffer, and no work is proposed within the 50' buffer; work between the 50' & 100' buffers is limited to grading and stormwater management. Erosion controls around the perimeter are proposed.

Mr. Madden reviewed where resources have been located. He said there is a bordering vegetated wetland (BVW) that runs through the site. He referred to a 2005 conventional subdivision plan for this property, which included a wetland crossing through the middle of the site, and an agreement to identify a riverfront area. There were streams that qualified as perennial at that time, and although those streams are not depicted on the current USGS mapping system, they are still considering them perennial streams for this application. There is only minimal grading and stormwater activity in this area. The site is located within a Natural Heritage (NHESP) priority and estimated habitat area; they have been through a review with them, resulting in a take for the eastern box turtle; confirmation is forthcoming. In order to comply with NHESP, in addition to regular erosion controls, there will be controls around the perimeter of the site. Turtle sweeps will be conducted, turtles removed from the work area, and prevented from getting back in. The CR is proposed to be 21 acres, covering everything in the southeast area of the development, out toward Juniper Lane; there is a single family home (SFH) lot proposed at the end of Juniper Lane that is outside of the 100' buffer zone. The proposed footpath between the development and Juniper Lane arose from the ZBA process, and now they are looking for Conservation input for constructing something low maintenance, long lasting, and slightly elevated over the wetland system. Mr. Miron said the land area of the crossing is roughly 1,250'. Mr. Madden said because it's raised, replication isn't typically required; the biggest effect would be from shading, so they would look to maximize light penetrating under the structure. Mr. Weisheit said a design that can minimize stormwater runoff would be preferable. The walkway would be open to the public. Mr. DiPlacido said this was not part of the original plan, but is being added at the request of the ZBA, in response to neighbors in the Village Green area who currently use this path, and would like to continue using it. He mentioned an area about 20' wide that tends to get an inch or so of water that people sometimes put plywood over.

Joseph Lacana, 1 Bigelow Place, said the proposed boardwalk seemed to run right along his property line, where the current trail is 50'-60' from his property line; Mr. Miron confirmed that it was relocated in order to fit the new proposed SFH

Ms. DeLonga addressed the comments from DEP in the NOI # Notification. Mr. Miron said the plans did not show the design details requested in those comments, because they wanted to get a feel from NCC as to what they would like to see. In response to Mr. Weisheit, Mr. Madden said if it was elevated 2' or above, it would require handrails.

Ms. DeLonga reviewed some administrative questions regarding the application; do we have an updated signature page; who is the responsible party for stormwater operations; previous filing showed 8,800 s.f. of disturbance, this one is 2,000 more within riverfront; 50'-100' buffer zone proposed alterations up from 26,000 s.f. to 35,000 s.f.; previous CR is little over 20 acres vs. 21 acres – will it be NHESP? Yes, part of NHESP permit, but looking for town Conservation Commission to hold the CR.

Ms. DeLonga mentioned the existing trail that people currently use, and questioned why it cannot be left as-is; Mr. DiPlacido said that the developer agreed to propose the walkway at the request of neighbors at the ZBA hearing; Rich McCarthy, Town Planner, reviewed the process with the ZBA, saying the proposal for this walkway is being presented as an "enhancement" for the neighbors, that will help to make this area more walkable. Kay Sorenson, 5 Juniper Lane, asked if the need for moving the existing path and drainage pipe is due to the one SFH proposed there; Mr. Madden clarified that only the drainage easement is being relocated, not the actual pipe; Ms. Sorenson said that she does use the existing path, but does not go all the way through when it is too wet, although she did say she doesn't feel it needs to be altered; she expressed concern with ongoing maintenance of a boardwalk. In response to Mr. Weisheit, Mr. Miron said the boardwalk would be about 4'-5' wide. Ms. DeLonga confirmed that a re-affirmation will be received from NHESP and asked to be "looped in" on the process (including turtle sweeps).

Mr. DiPlacido referred to an upcoming meeting with the ZBA and asked if they could state that the NCC is in favor of this project, either as-is or with modifications; Mr. Wilson expressed some concerns with potential for people (children) jumping or falling off the sides; he said he would like to do what the neighbors want, but of course need to take care of the resource areas first; Mr. Jacobson asked about the total size; Ms. DeLonga mentioned filing fees and mitigation; Mr. Laberge said a better understanding of where the land dips is necessary; Mr. Wilson talked about posts and equipment. In general, the NCC is not opposed to the project but needs more detail. Mr. DiPlacido said that before he commits to total engineering, in April they can bring in the elevations at either end and at the low point, general spacing for columns, and a cross section, as well as potential mitigation

Mr. Jacobson made a motion to continue the hearing for The Enclave to April 10, 2019, at 7:05, P.M. at the Norfolk Town Hall; Mr. Laberge seconded the motion; the vote on the motion was unanimous.

APPOINTMENT:

17 Standish – Philip Ibrahim to discuss current OOC status – Mr. Ibrahim said that he had neglected to get a Certificate of Compliance (COC) for an Order of Conditions on his property, and was requesting it now. He said his engineer had said everything was where it belonged and his consultant [Russ Waldron of Applied Ecological Sciences] said there were no issues. He then read an statement from an email from Lenore White, of Wetland Strategies, Inc. (WSI), consultant for the Conservation Commission for this project, dated 5/31/16, which he characterized as “the only bone of contention.” The statement read “As noted in an earlier email, WSI conducted a site inspection on May 3, 2016. At that time, the overall vegetative cover was estimated to be approximately 50%. WSI is of the opinion that issuing a Certification of Compliance is appropriate when coverage is at 75% or more.” Ms. DeLonga shared a copy of excerpts from minutes of previous discussions of this project. It was her understanding that the two wetland scientists were to come to agreement as to whether the right plantings were put in, if the 75% coverage was met (which is a state standard), and if the wall and elevation conditions were met. Once they agree, then the COC can be issued. Mr. Ibrahim said that the engineer’s plan shows that everything is where it should be, and he said that he planted the plants that were requested back in 2014 or 2015; Ms. DeLonga said that would have to be reviewed. Mr. Ibrahim referred to a past Commission member, whom he called unethical and jealous, and said that the “scheme” drawn up for other plantings would not support those plantings; he reiterated his request that a COC be issued. Mr. Weisheit said that couldn’t be done without an inspection. Mr. Wilson noted that in the same correspondence from Lenore White that Ms. White said the plantings are not in compliance with the plan of record. Due to the fact that none of the current Commission members were present at previous meetings for this project, combined with the current time of year not being conducive to review of plantings, Mr. Wilson said that they would need time to review all of the facts in evidence, and then they will make a decision. A decision is expected by the June 12 meeting; he will be added to the agenda at 7:00 P.M. Ms. DeLonga noted that, because the paperwork is expired, she is not allowed on the property without permission; Mr. Ibrahim said she can enter the property at any time.

Cranberry Heights Subdivision, Request for Determination (Cont’d from January 9, 2019) – Present was Steve O’Connell, Andrews Survey & Engineering

In response to Ms. DeLonga, Mr. O’Connell said the Planning Board hearing for this subdivision has been continued to April 9, 2019. Ms. DeLonga said that it would be wise to continue the hearing, because there were only 3 people present who heard the previous information, so a vote could not be taken.

Ms. Fraher made a motion to continue the hearing for Cranberry Heights to April 10, 2019, at 7:10, P.M. at the Norfolk Town Hall; Mr. Weisheit seconded the motion; the vote on the motion was unanimous.

DCR, Lakes & Ponds, Notice of Intent, #240-603 – Present was Colin Gosselin, Solitude Lake Management.

Mr. Gosselin provided some MSDS to the Commission members. Mr. Gosselin said there are 3 invasive species in and around the pond; two are submersed weeds, milfoil and water chestnuts. An herbicide treatment has been proposed that is DEP approved, but not on the Mass GEIR (Generic Environmental Impact Report), for these 2 species. The state approval is expected next month. A foliar application will be used for the phragmites on the leaves with Aquapro or Clearcast. The herbicide for the submersed weeds will only get the actively growing parts of

the plant; seed post can last up to ten years. Mr. Wilson asked if they would do mechanical removal of the water chestnuts; Mr. Gosselin said not in this case because the milfoil is mixed in with it, and milfoil spreads by fragmentation. Donna Jones, abutter, agreed it should be done. John Glossa, an out-of-town engineer in attendance for another hearing, spoke to his positive experience in his own town with Solitude Lake Management. In response to Ms. DeLonga, Mr. Gosselin said they had already filed in the Environmental Monitor. Ms. DeLonga asked if the company would send her a waterflow diagram. In response to Mr. Laberge, Mr. Gosselin said the herbicide they're using has irrigation restrictions, so signs will be posted all around the pond, and the Conservation Commission will be notified at least 48 hours in advance; there are no direct contact restrictions, as far as swimming, boating, etc. but they will closed the pond down for the day. They will come back every two weeks to check on progress; they don't anticipate a second treatment for the milfoil, but may need to for the water chestnuts. This has all been discussed with and approved by the Department of Conservation and Recreation (DCR).

Mr. Laberge made a motion to continue the hearing for DCR, Lakes & Ponds to April 10, 2019, at 7:00, P.M. at the Norfolk Town Hall; Ms. Fraher seconded the motion; the vote on the motion was unanimous.

NStar dba Eversource, Notice of Intent, #240-602 (Cont'd from January 9, 2019)

Present was David Klinch, Epsilon Associates, representing NStar, dba Eversource. Plans presented and referred to were prepared by Eversource, entitled "Eversource Line 325-344 DCT Project," revised 12/14/18 (18 pages); Epsilon Associates letter to Norfolk Conservation Commission, dated 2/6/19, including updated WPA Form 3 and Massachusetts Oil & Hazardous Material (OHM) Spill Handbook, dated February 4, 2019, Prepared By Environmental Field Operations.

Mr. Klinch noted that he had resubmitted a page of the NOI, when he should have check that this is a limited project. Mr. Wilson asked who would be the 3d party overseer when the contractors do the work; Mr. Klinch said that his company, Epsilon, is employed by Eversource for that purpose. He said he had submitted a spill control manual, since questions came up about that at the last meeting. Ms. DeLonga asked about the checked box for item 8 on the Stormwater report checklist (Attachment G of the NOI). Mr. Klinch said that box should not have been checked, but he would be happy to provide a standard SWPPP if the Commission desired.

Ms. Fraher made a motion to continue the hearing for NStar dba Eversource to April 10, 2019, at 7:00, P.M. at the Norfolk Town Hall; Mr. Jacobson seconded the motion; the vote on the motion was unanimous.

City Mills Pond Dam, Notice of Intent #240-604 – Present were Barry Lariviere, Assistant DPW Director, Norfolk; Sarah Pierce and Greg Berube of Pare Corporation. Plans presented were Preliminary Plans, Not for Construction, prepared by Para Corp., dated December 2018, entitled "City Mills Pond Dam, MA00818 / 6 – 11 – 208 – 3, Norfolk, Massachusetts" (3 pp.)

Mr. Lariviere said this would be a two-phase project. Ms. Pierce said Pare Corporation prepared the NOI on behalf of the Town of Norfolk for maintenance work on the City Mills Pond Dam, which impounds the Mill River along Main Street. A primary spillway conveys flow under Main Street back to the river, and a secondary spillway conveys flow to an unnamed tributary. The Office of Dam Safety issued an Order in August, 2018, to the town, part of which indicates vegetation on the crest of the dam. Vegetation removal will affect the bank, the buffer zones associated with the pond, and the 200' riverfront area. Everything will be backfilled and loamed and seeded. Mr. Lariviere said a contractor will remove approximately 30 trees, and the DPW will do the stump removal and grading. Mr. Wilson referred to 310 CMR 10.53 regarding vegetation removal in resource areas as it pertains to the maintenance of a dam. Mr. Berube said a hydraulic analysis is nearing completion; as are plans for future repairs to the spillway near the Camger Paint building. The project is contained on the upstream slopes, on the pond side, is the limit of work; disturbance is limited to just along the slopes, with some cleanup along the crest. The project will not affect traffic. Mr. Lariviere said a \$200,000 grant has been obtained from the state for this project, it is not town money. A representative for Camger Paint voiced support for the project. There is an adjacent property owner who owns a small slide of the dam property (last name Jacobson) who has granted permission for this property. Mr. Lariviere said they would like to get this project going as soon as possible; they already have contractor pricing. Ms. DeLonga appreciated receiving the seed content list.

Mr. Jacobson made a motion to continue the hearing for City Mills Pond Dam to April 10, 2019, at 7:00, P.M. at the Norfolk Town Hall; Mr. Laberge seconded the motion; the vote on the motion was unanimous.

102 Cleveland Street, NOI #240-608, 104 Cleveland Street, NOI #240-605, 15 Fruit Street, NOI #240-606, 17 Fruit Street, NOI #240-607

These 4 hearings were opened and discussed concurrently.

Present was John Glossa, Engineer; Domenick Rossi, property owner. Plans presented and referred to were prepared by Glossa Engineering, dated 1/24/19, entitled "Cleveland and Fruit Street, Overall Plan of Land in Norfolk, MA;" "#102 Cleveland Street, Proposed Lot #4 (Estate Lot), On-Site Sewage Treatment and Disposal," 2 pp; "#104 Cleveland Street, Proposed Lot #1 (Pending), On-Site Sewage Treatment and Disposal;" "#15 Fruit Street, Proposed Lot #3, On-Site Sewage Treatment and Disposal;" "#15 Fruit Street, Proposed Lot #2v(Pending), On-Site Sewage Treatment and Disposal."

Mr. Glossa said that Mr. Rossi owns property on the corner of Cleveland and Fruit Streets that he wants to subdivide with an ANR (Approval Not Required) plan, splitting the property into 4 lots, each of which would have legal frontage on one of the streets, and adequate lot size; one lot, the one referred to as 102 Cleveland Street, would be an Estate Lot. Mr. Glossa has discussed this in detail with the Planning Board, but has not officially filed for the ANR, pending review by the Conservation Commission, which might require shifting of lot lines. The wetlands shown on the plans were flagged by Karon Skinner Catrone. The septic for 102 Cleveland St. is proposed in the same place as one that was applied for several years ago; utilities will be underground; most work will be outside of the 100' buffer zone, and not near what is a potential vernal pool. Ms. DeLonga said that DEP mentioned that vernal pool, and discussed the calculations that would need to be done to determine the extent of ponding. Mr. Glossa said they would not object to a condition that requires they try to locate a new location for the septic, closer to the house. Mr. Wilson said that if Ms. DeLonga is able to verify the wetlands, perhaps an Order of Conditions can be ready for vote and signature at the next meeting. Ms. DeLonga said that if there is a certifiable vernal pool, time for that will need to be taken into consideration as well. The other 3 properties were not discussed in detail, pending verification of the flags.

Karen Clark, Seekonk Street, asked about the process if the vernal pool is certifiable; Ms. DeLonga read to her DEPs comments.

Mr. Jacobson made a motion to continue four (4) hearings for 102 Cleveland Street, 104 Cleveland Street, 15 Fruit Street, and 17 Fruit Street to April 10, 2019, at 7:15, P.M. at the Norfolk Town Hall; Mr. Laberge seconded the motion; the vote on the motion was unanimous.

Mr. Glossa asked the Chairman, if Ms. DeLonga were able to verify the flags, and if the vernal pool questions were worked out prior to his next meeting with the Planning Board on April 9, would it be acceptable for Ms. DeLonga to write a letter to the Planning Board stating her findings. Mr. Wilson said that would be acceptable.

OLD BUSINESS:

Request for quotation, 144 Seekonk Street consultant – Richard McCarthy, Town Planner, reviewed the responses to the RFQ sent out in January; only one response came in at that time, with a value just over \$10,000.00. For procurement purposes (because it was over \$10,000.00) the RFQ was sent out again to the same vendors, with clarification on the timeline. The only response received was from Patrick Garner. Mr. McCarthy characterized Mr. Garner as well-qualified in the field, and his quote was significantly lower at \$3,400.00. Mr. McCarthy thought this was not surprising, as Mr. Garner works for himself, without the overhead of a large firm. Ms. DeLonga reminded that the funds will come from the Wetland fee account.

Mr. Weisheit made a motion to approve the proposal from Patrick Garner Company, Inc. for work at 144 Seekonk Street; Mr. Jacobson seconded the motion; the vote on the motion was unanimous.

ACTION ITEMS/ORDERS/EXTENSIONS:

Potential OOC Amendment – Franklin Double Track Project (MBTA) – Ms. DeLonga explained that the Historical Commission had some issues with a part of this project, and the MBTA has adjusted the plan according, and the OOC does not need amending.

ACTION ITEMS/ORDERS/EXTENSIONS: (cont'd)

#240-501 – Request for Extension OOC – Mill River Heights/Ariana Estates – the Extension for Mill River Heights was signed by members.

CORRESPONDENCE:

110 Park Street – Notice of Intent to sell Chapter 61A Land – Ms. DeLonga said that it is her understanding that when Chapter land is sold and taken out of Chapter, then all back taxes become due; also that the Town has the Right of First Refusal. Ms. DeLonga said the Community Preservation Committee did not recommend purchase of the land. The Conservation Commission does not recommend purchase of this land.

Ms. Fraher made a motion to adjourn the meeting; Mr. Weisheit seconded the motion; the vote on the motion was unanimous.

The meeting was adjourned at 10:53 P.M.



James Wilson, Clerk

In accordance with the requirements of G.L. 30A § 22 approval of these minutes by the Board constitutes its certification of the date, time and place of the meeting, the members present and absent, the matters discussed, and the action taken by the Board with regard to those matters (if any). Any other information contained in these minutes is included for context only. Notes memorializing deliberation or discussion of any matter are in the summary form and may include inaccuracies or omissions. Where proof of the content of a statement is required, a tape recording or transcript should be consulted, if available.