



CONSERVATION COMMISSION MEETING MINUTES – March 13, 2017

Present: Scott McIsaac- Chair, Bob Mosher, Bob Hidell, Adrienne DuBois, Paul Hall, Loni Fournier- Conservation Officer
Absent: Laurie Freeman, John Morrissey

The meeting was called to order at 7:03 PM.

Approval of Minutes

Motion: Commissioner Mosher motioned to approve the minutes from the February 27, 2017 Commission meeting.

Second: Commissioner DuBois

In Favor: All

Opposed: None

Requests for Determination of Applicability

15 Ocean View Drive, continued to 4/10/17

Applicant: Kristen Autio

Proposed: Leveling and grading the rear yard

36 Canterbury Street, continued from 4/27/17

Applicant: David Westervelt

Proposed: Installation of fencing & tree removal

The applicant is proposing to install a fence approximately 10 feet closer to the resource area from the existing edge of their lawn, within the 50 foot buffer zone. The purpose of the fence is to provide an enclosed dog area and children's play area that is approximately 35 feet by 70 feet. To install the fence, several small trees will be removed and replaced with native landscaping. The applicant is also proposing to remove a large tree near their garage.

Staff visited the site on 2/8/17. The edge of the lawn is slowly eroding down a steep vegetated slope that leads to the resource area. The slope contains small trees and brush. Moving the fence 10 feet beyond the edge of the lawn will place it approximately 10 feet away from the resource area. The large tree near the garage is in poor condition; staff supports its removal. Staff recommends leaving the stump of the tree to stabilize the lawn and vegetated slope.

Staff also noticed lawn waste and small amounts of trash on the vegetated slope near the edge of the garage. Section 23.6 (e) of the Town of Hingham Wetland Regulations states, "Dumping of lawn wastes, brush or leaves or other materials or debris is not permitted in any Resource Area." The lawn waste and trash should be removed from the resource area and the dumping should be discontinued.

While the installation of a fence is minimally disruptive and, once installed, can keep future disruptive activities away from the resource area, staff has some concerns about the placement of this fence and the stabilization of the slope once the existing vegetation is cleared. The most logical location for the fence, from the conservation perspective, is at the edge of the existing lawn. This would eliminate the need to clear any vegetation and the slope would continue to be stable. The addition of a small landscaping bed in front of the fence at this same location would help stabilize the existing lawn. If the applicant would prefer a landscaping bed without losing any lawn, the Commission could consider approving a fence location two to three feet away from the edge of the lawn, which would minimize the amount of existing vegetation that needed to be cleared for the project. Staff recommends keeping all stumps in place to help stabilize the lawn and vegetated slope. It should also be noted that Section 23.3 of the Town of Hingham Wetland

Regulations states, "No new lawns or driveways may be constructed within 50 feet of any Resource Area." Therefore, the applicant may not expand the existing lawn into what is currently vegetated and any vegetation that is removed will need to be replaced.

David Westervelt was present and gave a brief summary of the project. He would like to install a vinyl and chain link fence. The Conservation Officer reviewed her notes from the staff memo and discussion followed regarding the slope, use, and erosion. The discussion resulted in an amended condition #1 allowing the C.O. and the homeowner to work together on the best location for the fence. The company engaged to do the tree work is Hansen Tree (781-871-4111) and the C.O. will look at the proposed tree work with the company and/or flag the minimum number of sumacs for removal.

Motion: Commissioner Hidell motioned to issue a Negative Determination for the proposed work at 36 Canterbury Street and adopt the findings of fact a and b, and conditions 1 through 8 of the staff report.

Findings:

- a. The project meets the requirements of Part 1, Section 7.1 of the Town of Hingham Wetland Regulations governing procedures for a Request for Determination of Applicability.
- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations, and will not alter or adversely affect the area subject to protection under the Act or the Regulations.

Conditions:

1. The proposed fence location shall be agreed upon between the conservation agent and landowner after the removal of the minimum number of sumac trees and the one large tree.
2. Erosion controls shall be installed prior to the start of construction; straw wattles and/or hay bales will not be used as a form of erosion control.
3. All cleared vegetation shall be properly disposed of at an off-site location; no chipped or mulched materials are to remain on the property.
4. All tree stumps and roots shall remain in place.
5. Any debris that falls into the resource area shall be removed immediately by hand.
6. No new lawn shall be created within 50 feet of the resource area.
7. All new landscaping beds shall feature native, non-invasive plantings.
8. The Conservation Department shall be notified of any changes in plans prior to proceeding with said changed plans.

Second: Commissioner Hall

In Favor: All

Opposed: None

Commissioner Mclsaac explained to all present that 6 Elaine Road required notarization. A notary public was in Town Hall, but only available for a short time. The two applicants in front of this item on the agenda agreed to allow 6 Elaine Road to move to the top of the agenda.

Commissioner Mclsaac read the Public Hearing Notice of Intent.

Notices of Intent

6 Elaine Road – Bylaw 2017-03

Applicant: Erin and Ivan Esposito

Representative: James Burke

Proposed: Demolition & reconstruction of a single family house

The applicant is proposing to demolish the existing 1,777 ft² house and construct a new 2,580 ft² house with an attached garage. The new house will be constructed mostly within the footprint of the existing house and entirely within the 100 foot buffer zone. The applicant is also proposing to install a 2,500 gallon underground storage tank behind the new garage, within the 100 foot buffer zone, to collect roof runoff for irrigation purposes. The existing driveway will be

removed and reconstructed outside of the 100 foot buffer zone to connect to the new garage. Eight plantings will be added to the back of the house, within the 50 foot buffer zone, along the edge of the existing vegetation line.

Staff visited the site on 2/28/17. The property is fairly level with a maintained lawn in front of and behind the existing house. There is a vegetated buffer between the backyard and the neighbors to the west. This buffer extends north and south, slightly sloping down towards the resource area in the northwest corner of the property. Water was present in the resource area. Staff noticed lawn waste in the form of small trees/shrubs in the 50 foot buffer zone. Section 23.6 (e) of the Town of Hingham Wetland Regulations states, "Dumping of lawn wastes, brush or leaves or other materials or debris is not permitted in any Resource Area." The lawn waste should be removed from the resource area and the dumping should be discontinued. It also appears as though the fence on the neighboring property, 8 Elaine Road, is encroaching on 6 Elaine Road. There is no record of a Conservation permit for this fence. Staff does not believe this project will negatively impact the resource area and the installation of an underground storage tank and plantings is sufficient mitigation for the expansion of the existing house within the 100 foot buffer zone.

Representative Jim Burke of Decelle Burke & Associates reviewed the project. The applicants are not doing any clearing and yet plan on planting 4 elderberry bushes and 4 chokeberry bushes. Erosion controls will be put in place at the limit of work. All utilities and septic are outside the 100 foot buffer.

Commissioner Hidell asked how the size of the storage tank was calculated and what would happen when it filled to capacity. Mr. Burke explained that it would accommodate a one inch storm event and there were overflow mechanisms for the roof drains (detailed on plan). That water would follow the natural topography, flow overland and disperse. Commissioner Hidell asked the Conservation Officer if she would recommend deceleration gravel for the overflow water rather than the proposed concrete splash guards. She and Mr. Burke replied that the slope is not that steep, in fact, it's fairly flat lawn with sandy soil, and does not think water dispersal will be a problem.

Commissioner Mclsaac invited any comments from the public. With no public comment, Commissioner Mclsaac closed the hearing to public comment.

Motion: Commissioner Mosher motioned to issue an Order of Conditions for the proposed work at 6 Elaine Road, as shown on the submitted plans, and adopt the findings of facts a and b, and special conditions 1 through 17 of the staff report.

Findings:

- a. The project meets the requirements for issuance of an Order of Conditions under the Town of Hingham Wetland Regulations.
- b. The work described is within an area subject to protection under the Town of Hingham Wetland Regulations, and will not alter or adversely affect the area subject to protection under the Regulations.

Special conditions:

1. The applicant shall notify the Hingham Conservation Commission in writing of the name, address, and telephone number(s) of the project supervisor or contractor who shall be responsible for ensuring compliance with this Order and shall notify the Commission, by telephone or writing, at least 48 hours prior to commencement of work on the site.
2. This document shall be included in all construction contracts and subcontracts dealing with the work and shall supersede all other contract requirements.
3. The project supervisor or contractor in charge of the work shall have a copy of this Order available on the site at all times.
4. Prior to the start of any excavation or construction, there shall be a pre-construction conference on the site between the project supervisor or contractor responsible for the work and an agent of the Commission to ensure that the requirements of this Order are understood.
5. Prior to the start of any excavation or construction, erosion and sediment controls shall be installed, as shown on the final approved plan, and inspected by an agent of the Commission; straw wattles and/or hay bales will not be used as a form of erosion or sediment control.

6. Erosion and sediment controls shall remain in place until all disturbed or exposed areas have been stabilized with a final vegetative cover or the Commission has authorized their removal.
7. During all phases of construction, all disturbed or exposed areas shall be brought to a finished grade and either a) loamed and seeded for permanent stabilization, or b) stabilized in another way approved by the Commission.
8. Any debris, which falls into any resource area, shall be removed immediately by hand.
9. Any on site dumpsters shall not be located within 50 feet of any resource area.
10. There shall be no stockpiling of soil or other materials within 50 feet of any resource area.
11. Issuance of these conditions does not in any way imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of damage due to wetness.
12. Any dewatering activities on the project in which water will be released into any resource area or storm drain shall make use of a stilling pond or similar device to remove sediment before the water is released.
13. No vehicle, or other machinery, refueling, lubrication or maintenance shall take place within 100 feet of any resource area.
14. Before executing any change from the plan of record, the applicant must have the Commission's written approval. Any errors found in the plans or information submitted by the applicant shall be considered as changes. Approval from other Town Agents or Inspectors does not relieve the applicant from obtaining approval from the Commission.
15. The applicant shall remove and properly dispose of the lawn waste located within 100 feet of the resource area on their property.
16. The applicant shall apply for a Certificate of Compliance as soon as work has been completed and prior to the expiration of this Order. If work cannot be completed prior to the expiration of this Order, the applicant shall contact the Commission in writing to apply for an extension at least thirty days prior to the expiration date.
17. The applicant shall submit an "as built" plan to the Commission upon completion of this project. The plan shall be signed by the professional engineer of record, who shall certify that the work has been done in accordance with the approved plans and this Order. This plan must be submitted prior to the issuance of a Certificate of Compliance by the Commission.

Second: Commissioner Hidell

In Favor: All

Opposed: None

73 Abington Street – DEP 034-1275, continued from 2/27/17

Applicant: MDC Properties – Abington Street LLC

Representative: Gabe Crocker and Adam Brodsky

Proposed: Day care facility

This hearing was continued from the February 27, 2017 meeting. The applicant submitted new information related to the feasibility of the emergency access driveway and additional mitigation.

Attorney Adam Brodsky and Dan Saley (Project Engineer, CHA Consulting Inc.) were present to discuss the proposal. Peer Reviewer Paul Brogna (Seacoast Engineering) and Frank Polak (MDC Properties, Abington Street, LLC) were also present.

Mr. Brodsky explained that they were returning to the commission with three deliverables: an additional mitigation plan; a clear statement from Lieutenant DiNapoli as to why the proposed main driveway is preferable; and an explanation for why the proposed main driveway is a better than the alternative, soils and high groundwater being key factors. Mr. Saley described the mitigation plan created by Lorayne Black and invited any questions regarding that or the driveway.

Paul Brogna, peer reviewer, not present, submitted suggestions of certain conditions to be added to the Order of Conditions.

The Conservation Officer stated that although the regulation numbers cited in Lieutenant DiNapoli's letter were incorrect, in her conversation with him, she understood that an acceptable turning radius is subject to the standard of local emergency vehicles and this dictates the driveway entrance dimensions.

Commissioner Mclsaac invited any comments from the public. With no public comment, Commissioner Mclsaac closed the hearing to public comment.

Motion: Commissioner DuBois motioned to issue an Order of Conditions for the proposed work at 73 Abington Street, as shown on the submitted plans, and adopt the findings of fact a and b, and special conditions 1 through 25 of the staff report.

Findings:

- a. The project meets the requirements for issuance of an Order of Conditions under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations.
- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations, and will not alter or adversely affect the area subject to protection under the Act or the Regulations.

Special conditions:

1. The applicant shall notify the Hingham Conservation Commission in writing of the name, address, and telephone number(s) of the project supervisor or contractor who shall be responsible for ensuring compliance with this Order and shall notify the Commission, by telephone or writing, at least 48 hours prior to commencement of work on the site.
2. This document shall be included in all construction contracts and subcontracts dealing with the work and shall supersede all other contract requirements.
3. The project supervisor or contractor in charge of the work shall have a copy of this Order available on the site at all times.
4. Prior to the start of any excavation or construction, there shall be a pre-construction conference on the site between the project supervisor or contractor responsible for the work and an agent of the Commission to ensure that the requirements of this Order are understood.
5. Prior to the start of any excavation or construction, erosion and sediment controls shall be installed, as shown on the final approved plan, and inspected by an agent of the Commission; straw wattles and/or hay bales will not be used as a form of erosion or sediment control.
6. Erosion and sediment controls shall remain in place until all disturbed or exposed areas have been stabilized with a final vegetative cover or the Commission has authorized their removal.
7. One month prior to the start of construction, a SWPPP shall be submitted to the Commission for review and approval.
8. Prior to the start of any excavation or construction, the applicant shall obtain the necessary approvals, permits and/or easements from the Hingham Department of Public Works and/or Board of Selectmen in order to install the trench drain and infiltration gravel trenches that may be located in the public way.
9. Prior to the start of any excavation or construction, the applicant shall obtain a Water Quality Certification and submit proof of such certification to the Commission.
10. During all phases of construction, all disturbed or exposed areas shall be brought to a finished grade and either a) loamed and seeded for permanent stabilization, or b) stabilized in another way approved by the Commission.
11. Any debris, which falls into any resource area, shall be removed immediately by hand.
12. Any on site dumpsters shall not be located within 100 feet of any resource area.
13. There shall be no stockpiling of soil or other materials within 100 feet of any resource area. All stockpiles that are not used for more than five days shall be covered and surrounded by erosion and sediment controls; straw wattles and/or hay bales will not be used as a form of erosion or sediment control.
14. Issuance of these conditions does not in any way imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of damage due to wetness.
15. Any dewatering activities on the project in which water will be released into any resource area or storm drain shall make use of a stilling pond or similar device to remove sediment before the water is released. Plans for the stilling pond or similar device shall be submitted to the Commission for review and approval prior to the construction of said pond or device.

16. No vehicle, or other machinery, refueling, lubrication or maintenance shall take place within 100 feet of any resource area.
17. Before executing any change from the plan of record, the applicant must have the Commission's written approval. Any errors found in the plans or information submitted by the applicant shall be considered as changes. Approval from other Town Agents or Inspectors does not relieve the applicant from obtaining approval from the Commission.
18. All work within and adjacent to, within 100 feet, the Certified Vernal Pool and Bordering Vegetated Wetland demarcated by Wetland Series B on the final approved plans shall be seasonally limited to July 1st through February 28th or February 29th each year. No work shall take place within and adjacent to these resource areas between March 1st and June 30th each year.
19. There shall be no application of road salt or deicing chemicals (except for calcium magnesium acetate, a.k.a. CMA, or other alternative approved by the Commission) onto the driveway because of the importance of the site and its resource areas to the water supply. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.
20. Slow release organic fertilizers are the only chemicals, including pesticides, that shall be applied on this property, because of the importance of the site and its resource areas to the water supply. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.
21. The maintenance and repair of all stormwater management structures and components, other than those in the public way, shall be the responsibility of the owner of record. The design capacity, stormwater management treatment capacity and structural integrity of these facilities must be maintained and inspected as detailed in the Operation and Maintenance Plan dated February 27, 2017. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.
22. The wetland replication area shall be monitored for two full growing seasons following construction. Monitoring reports shall be submitted to the Commission no later than December 15th of each year.
23. The applicant shall apply for a Certificate of Compliance as soon as work has been completed and prior to the expiration of this Order. If work cannot be completed prior to the expiration of this Order, the applicant shall contact the Commission in writing to apply for an extension at least thirty days prior to the expiration date.
24. The applicant shall submit an "as built" plan to the Commission upon completion of this project. The plan shall be signed by the professional engineer of record, who shall certify that the work has been done in accordance with the approved plans and this Order. This plan must be submitted prior to the issuance of a Certificate of Compliance by the Commission.
25. Prior to the issuance of a Certificate of Compliance, the replication and mitigation area plantings shall survive at least two full growing seasons with a minimum of 75% survival rate.

Second: Commissioner Mosher

In Favor: All

Opposed: None

Derby Street (from Pond Park Road to Cushing Street) - DEP 034-1287

Applicant: Susan McArthur

Representative: John Morgan

Proposed: Roadway improvements

MassDOT is proposing to modify 0.8 miles of Derby Street, between Pond Park Road and Cushing Street, by reconfiguring three intersections, installing three traffic signals, and resurfacing and widening the road to increase safety for pedestrians, cyclists, and automobiles.

The three intersections marked for improvement are: Derby Street at the Route 3 southbound ramp, Derby Street at the Route 3 northbound ramp, and Derby Street at Old Derby Street. A traffic signal will be installed at each intersection. The Route 3 ramps will be widened to accommodate additional turning and/or through lanes. At the northbound ramp, additional improvements include pedestrian signals, crosswalks, and wheelchair ramps. At Old Derby Street, a single, four-way intersection is proposed, which will eliminate a portion of the existing Descenza Diamond Store parking lot.

Derby Street itself will also be widened to accommodate additional turning and/or through lanes. The existing sidewalk on the north side of Derby Street will be reconstructed and extended. The existing sidewalk on the south side of Derby

Street will be remain in place. Pedestrian signals are proposed near the Derby Street Shoppes and Cushing Street. A five foot wide bicycle zone is proposed on the outer edge of the travel lanes. Existing traffic signs that are in poor condition or that are not warranted will be replaced. A new guard rail will be installed. Associated pavement markings will be made where necessary.

Approximately 42,811 ft² of new impervious area within and adjacent to the existing road rights-of-way are proposed. Approximately 3,543 ft² of wetlands will be impacted and replicated at a proposed ratio of 1:1. All replication areas will be located adjacent to existing wetlands. Approximately 8,627 ft² of work will take place within the FEMA floodplain, however the work will be above the flood elevation so no compensatory flood storage is anticipated. Approximately 3 acres of the work is proposed within a DEP Zone II Wellhead Protection Area. The majority of that area consists of impervious surface and 12,584 ft² of new impervious surface will be added. The work is not anticipated to impact or alter water quality. The work will also attempt to avoid removing public shade trees (14 inch DBH), though four are proposed to be removed due to widening and sidewalk construction. Several tree saplings are also proposed for removal. This project is not expected to significantly alter the existing drainage patterns. The existing manholes and basins will remain in place.

Staff visited the site on 3/1/17. There are several areas where the applicant is proposing to do work either on the boundary of or within the first several feet of a resource area. The wetland replication sites are located adjacent to existing resource areas and, with professional wetland scientist supervision, should be adequate sites for replication and allow wetland species to thrive.

Eric Woodward (Mass DOT wetland unit), John Morgan (engineer with CHA Consulting), and Roger Fernandes (Town of Hingham Engineer) were all present to discuss the project.

Mr. Woodward expressed the Mass DOT's desire to comply with the Massachusetts Wetlands Protection Act while also clarifying that Mass DOT is exempt from the Hingham Wetland Regulations. Their goal is to have this project advertised by August 5, 2017. Mr. Morgan reviewed the project's physical dimensions. He stated that the state highway will be reconstructed as part of the Transportation Improvement Program which is state and federal funds, the value of the project is 6.5 million dollars, and Mass DOT will be responsible for oversight of the construction.

The three new proposed signals will be connected with the existing signals in order to keep traffic flowing well. He explained the need for turning lanes, which in turn requires significant widening of the road; bicycle lanes and sidewalks contribute to that as well. There is approximately 3,500 square feet of direct wetland impact; they propose a replication ratio of 1:1. There is very limited available state land for the replication and they will be installing some of the replication on private land. They imagine starting construction in spring 2018.

The Conservation Officer commented that the project has already been through the Planning Board and Board of Selectmen. Commissioner DuBois asked what the timeframe for construction would be. They believe it will encompass two construction seasons (approximately 18 months).

Mr. Fernandes commented that it was the Town that initiated the process in the interests of safety and an improvement in the corridor.

Commissioner Mclsaac invited any comments from the public. With no public comment, Commissioner Mclsaac closed the hearing to public comment.

Motion: Commissioner Hall motioned to issue an Order of Conditions for the proposed work on Derby Street, as shown on the submitted plans, and adopt the findings of fact a and b, and special conditions 1 through 18 of the staff report.

Findings:

- a. The project meets the requirements for issuance of an Order of Conditions under the Wetlands Protection Act (M.G.L. c. 131, § 40).

- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and will not alter or adversely affect the area subject to protection under the Act.

Special conditions:

1. The applicant shall notify the Hingham Conservation Commission in writing of the name, address, and telephone number(s) of the project supervisor or contractor who shall be responsible for ensuring compliance with this Order and shall notify the Commission, by telephone or writing, at least 48 hours prior to commencement of work on the site.
2. This document shall be included in all construction contracts and subcontracts dealing with the work and shall supersede all other contract requirements.
3. The project supervisor or contractor in charge of the work shall have a copy of this Order available on the site at all times.
4. Prior to the start of any excavation or construction, erosion and sediment controls shall be installed, as shown on the final approved plan; straw wattles and/or hay bales will not be used as a form of erosion or sediment control.
5. Erosion and sediment controls shall remain in place until all disturbed or exposed areas have been stabilized with a final vegetative cover or the Commission has authorized their removal.
6. During all phases of construction, all disturbed or exposed areas shall be brought to a finished grade and either a) loamed and seeded for permanent stabilization, or b) stabilized in another way approved by the Commission.
7. Any debris, which falls into any resource area, shall be removed immediately by hand.
8. Any on site dumpsters shall not be located within 50 feet of any resource area.
9. There shall be no stockpiling of soil or other materials within 50 feet of any resource area.
10. Issuance of these conditions does not in any way imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of damage due to wetness.
11. Any dewatering activities on the project in which water will be released into any resource area or storm drain shall make use of a stilling pond or similar device to remove sediment before the water is released.
12. No vehicle, or other machinery, refueling, lubrication or maintenance shall take place within 50 feet of any resource area.
13. Before executing any change from the plan of record, the applicant must have the Commission's written approval. Any errors found in the plans or information submitted by the applicant shall be considered as changes. Approval from other Town Agents or Inspectors does not relieve the applicant from obtaining approval from the Commission.
14. It is the sole responsibility of the owner of record to maintain the drainage structures at all times. The owner is responsible for maintaining maintenance and cleaning records for review by the Commission. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.
15. The wetland replication areas shall be monitored for two full growing seasons following construction. Monitoring reports shall be submitted to the Commission no later than December 15th of each year.
16. The applicant shall apply for a Certificate of Compliance as soon as work has been completed and prior to the expiration of this Order. If work cannot be completed prior to the expiration of this Order, the applicant shall contact the Commission in writing to apply for an extension at least thirty days prior to the expiration date.
17. The applicant shall submit an "as built" plan to the Commission upon completion of this project. The plan shall be signed by the professional engineer of record, who shall certify that the work has been done in accordance with the approved plans and this Order. This plan must be submitted prior to the issuance of a Certificate of Compliance by the Commission.
18. Prior to the issuance of a Certificate of Compliance, the wetland replication area plantings shall survive at least two full growing seasons with a minimum of 75% survival rate.

Second: Commissioner Mosher

In Favor: All

Opposed: None

Other Business

1. Lehner Property Update – Charles Berry, from the Town's Open Space Acquisition Committee, was present to speak to the Commission. He discussed several items regarding the utilization of the property:
 - There are four potential vernal pools that the Commission should consider certifying. Steve Ivas has provided all the information needed for certification.

- Regarding parking, Mr. Berry has told people that there is room to park between the road and the stone wall on South Pleasant Street without having to go into the field. It's possible that down the road in might be good to put gravel down. He mentioned some other possibilities for limited parking.
- The best way to keep the fields open is to use them for agricultural purposes. Mr. Berry referred to the Hatch-Dunlap arrangement with John Hornstra. It could be a couple of years before agricultural use would take place and in the meantime, each parcel will need to be mowed to keep it from reverting to forest.
- Mr. Berry described a trail that had been established and explained that one small section was part of a conservation restriction that does not allow public access. The Hingham Land Conservation Trust is working on amending the CR. The owners had some concerns about liability and also hesitation about the unknown number of potential walkers. The Conservation Officer explained that there is a state regulation that waives liability for all properties (municipal, state and private properties with conservation restrictions) that provide free public access.
- The four eskers provide potential for a very nice trail; they are elevated from the last glacier and have Fulling Mill Brook running alongside.

Commissioner Hidell asked about the zoning of the property. It was residential when the Lehner's owned it, however it was now Official and Open Space. Commissioner Hidell compared the Hornstra use of Lehner to World's End and questioned the zoning and manure safety. Mr. Berry noted that Hornstra's practice is to spread the manure and turn it in within a day. The Conservation Officer commented that there are existing license agreements with Hornstra that have been reviewed by Town Counsel and that zoning would be a zoning board decision.

Discussion about parking followed. The style of gravel parking area at More-Brewer Park might be a possibility for the Lehner property at some point. The C.O. stated that South Pleasant Street was recently repaved and input from DPW and the police would be needed before any parking could be designed or installed.

All were in agreement that it is preferable to retain the property as open fields rather than letting it revert to woodlands. The Conservation Officer explained that she was going to reach out to Billy Powers who has maintained the fields at the Lehner property to see if he could be contracted to mow them again for this year. A Request for Proposals will take some time to pull together and the fields need to be mowed in the meantime. Maintenance of stone walls and field edges has, in other locations, been incorporated into the arrangement with the farmer. South Pleasant Street is designated as a Scenic Road so any alterations to the stone wall running parallel to the road would need to go before the planning board. The C.O. is not anticipating alterations but just wants to point out that not all the stone walls fall under the Conservation jurisdiction.

2. Conservation Signage – Through CPC funds approximately 30 kiosks were installed on conservation property. Due to some delivery confusion, 2 free kiosks were acquired and it was decided to install those at the Bouve property. At the time, CPC funding was being pursued for a trail connection at Bouve and it seemed like an appropriate place with a lot of foot traffic. There are also older and larger, wooden pale yellow signs at certain conservation properties. One of these signs for Jacob's Meadow was never installed. The installation of the two Bouve kiosks and the one large Jacob's Meadow sign were not covered by the CPC funds and will need to be paid out of the Conservation Fund. The total amount needed is \$486.66 for the installation labor.

Motion: Commissioner Mosher motioned to approve use of \$486.66 from the Conservation Fund to pay for the sign installation.

Second: Commissioner Hidell

In Favor: All

Opposed: None

The meeting adjourned at 8:43 PM.

Submitted,

Sylvia Schuler, Administrative Secretary

Approved on March 27, 2017