

**TOWN OF LYNNFIELD  
CONSERVATION COMMISSION  
MEETING MINUTES**

**December 20, 2023 - 6:00 PM**

**Al Merritt Center, 600 Market Street, Lynnfield**

**Conservation Commission board members:**

Chair Don Gentile, Vice Chair Kirk Mansfield, Jared Yagjian, Erin Hohmann, Bryce Foote,  
Director Emilie Cademartori

**6:00pm – Don Gentile called the meeting to order.**

**Continued Public Hearings**

**6:01pm - Notice of Intent - 14 Magnolia**

Applicant: Michael & Lindsay Weiss

Project: Restoration of approximately 2000 sq ft of previously filled Bordering Vegetated Wetland, Bordering Land Subject to Flooding and the 100 ft Buffer.

*(Chair Don Gentile recused himself from the meeting.)*

Greg Hochmuth, Wetland Scientist with Epsilon Associates, was present to summarize the project update. This is the second public hearing. The DEP has completed their review and a site visit was conducted. Comments from DEP indicate a preference for removal of the rip-rap. A native seed mix is recommended. Hochmuth said that aeriels are difficult to determine if additional trees have been removed, and the owner has said that trees have not been removed.

Yagjian asked if Director Cademartori agreed with the assessment of the aeriels, to which she responded that the tree in the fire pit location has been lost, and that the 1990 plan showed more trees which did not appear on the 2018 plan. Possibly these trees died over time by earlier construction of the home, or by “drowning” by changes in the Broad Meadows wetlands. Cademartori asked about the timeline, to which Hochmuth suggested the best time for fill removal would be during dry conditions - possibly July/August, targeting the Fall growing season to conduct the work. Cademartori suggested that the OOC reflect this recommended timeline.

***On a motion duly made by Yagjian and seconded by Hohmann, the LCC voted (4-0) to issue an Order of Conditions to include a 2-year monitoring plan beginning August 1 with initial fill removal for 14 Magnolia.***

*(Chair Don Gentile returns to the meeting.)*

## **Other Regulatory Matters**

### **6:12pm- Violation - 10 Windsor Road - File #209-0471**

Cademartori reported that no applicant was present to provide a report. The property owner has engaged Weston and Sampson to do a full delineation, preferably in the Spring/Summer in order to adequately identify vegetation. Then, a full restoration plan would be developed with a proposed timeline. Cademartori asked if Commissions 1) agreed with the timeline, and 2) preferred to have the work be done under an NOI or an enforcement order. She recommended an enforcement order in order to keep the applicant on schedule. Further, the enforcement order is recorded at the Registry. The proposed timeline includes a full delineation by April and a proposed restoration plan by July 1, which Cademartori believes is too generous. She suggested the applicant file for an NOI by June 1, which would allow the rest of the summer for the work to be completed.

*On a motion duly made by Yagjian and seconded by Mansfield, the LCC voted (5-0) to issue an Enforcement Order, that the applicant immediately discontinue the use of the ATV trails, and that the applicant prepare a NOI to be filed for full restoration on or before, June 1, 2024, for 10 Windsor Road - File #209-0471.*

### **6:18pm- Request for Extension - 18 Temple Road - File #209-0616**

Cademartori reported that the applicant filed the request before the permit expired on November 23. Technically, the November 21, 2023 ConCom meeting ended last month due to a loss of quorum. The project was permitted in 2018, and some of the work was delayed during COVID. The applicant is asking for a 1-year extension. Patrick MacDonald has visited the property, and Cademartori believes the applicant has been diligent and compliant throughout the process.

*On a motion duly made by Mansfield and seconded by Hohmann, the LCC voted (5-0) to issue a 1-year extension for 18 Temple Road - File #209-0616.*

### **6:21pm- Request Partial COC - 58 Lynnbrook Rd., Westchester Estates - File #209-0193**

Cademartori noted that this is an old order that was never closed out. There is no jurisdictional work on this parcel, it was just included in a subdivision subject to an order that was never closed out. Nothing on this parcel is out of order.

*On a motion duly made by Mansfield and seconded by Foote, the LCC voted (5-0) to issue a partial COC for 58 Lynnbrook, Westchester Estates - File #209-0193.*

## **Administrative Matters**

### **6:24pm - Update - Eagle Scout Project at Beaver Dam Brook**

Today, December 20, Eagle Scout candidate Jack Mackey met with Patrick MacDonald to complete the trail mapping in order to produce the trail mail, which is part of his project.

### **6:25pm - Update - Lynnfield WoodLot**

As of this week, Lynnfield WoodLot trail is officially open. The entrance sign, trail blazing and parking signage are installed. When completed, the kiosk will be installed by Greenbelt.

### **6:26pm - Update - LCWD agreement for public access**

On November 21, the LCWD voted to approve passive recreation on their land in Willis Woods and surrounding Beaver Dam Brook area. An agreement is being worked on now by Town Counsel and LCWD counsel. A lease or easement will require Town Meeting approval.

### **6:30pm - Review of Minutes - October 17 and 30, and November 21, 2023**

The draft October 17 and October 30 minutes will be reviewed in the January 16, 2024 Meeting.

*On a motion duly made by Mansfield and seconded by Foote, the LCC voted (5-0) to approve the November 21, 2023 minutes.*

### **6:34pm - Update - Town Hall offices relocation**

Cademartori reported that the move has been successful and reported where all departments have relocated.

### **6:37pm - Announcement - start of FY 2025 budget season**

Cademartori reported that the budget season begins in 2-3 weeks. Water and Wetland provided a proposal for today with a similar plan to that in 2023, with some changes. The proposed cost is \$31,000. Some discussion ensued regarding the alternative approach - A-POD. Cademartori stated that the alternative would only treat the algae, and not the aquatic vegetation, Hohmann noted that the alternative approach is not proven. Mansfield said that with 3 times the cost and given this approach only able to target one issue, a spiny naiad breakout would not be able to be treated given no remaining funding. Yagjian agreed with Hohmann and Mansfield. Cademartori suggested that at the January meeting members discuss the full proposal from Water & Wetland, including the recommended changes for the 2024 season.

**6:40pm - Adjournment**

*On a motion duly made by Mansfield and seconded by Foote, the LCC voted (5-0) to adjourn the December 20, 2023 meeting.*

**NEXT REGULAR MEETING – Tuesday, January 16, 2024**

As recorded and submitted by Jennifer Welter.