

TOWN OF NEEDHAM CONSERVATION COMMISSION MEETING MINUTES

Thursday, August 28, 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

None at this time.

2. Enforcement Orders

27 BELLE LANE – REVIEW REVISED PLANTING PLAN

Paul McManus, representing the applicant, stated that there is a vernal pool next to Charles River Street and this plan shows the associated buffers. There was a conservation restriction that was put on the property outside the buffer zone. The current owners were unaware of this and did some clearing within the area. The applicant is seeking permission to leave one additional tree as a snag. The applicant previously removed six trees from this area. The revised planting plan shows 20 trees at 2.5" caliper to be planted. The plan also shows 50 upland shrubs, in 1 gallon containers for the understory area. There will be 6" of topsoil spread throughout and the area will be made to mimic woody debris.

There was discussion regarding marking the area of restoration with placards, protections for the new plantings from animals, and a two year monitoring plan.

D. Anderson noted that the owner was supposed to install a split rail fence to delineate the planting area. An enforcement order with the requirements should be issued. The Commission agreed.

Motion to accept the revised planting plan for 27 Belle Lane, by C. Coutu, seconded by F. Moder, approved 7-0-0.

HEARINGS/APPOINTMENT

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

Motion to continue the hearing for 64 Winfield Street (DEP File #234-TBD) to September 11, 2025, by C. Coutu, seconded by F. Moder, approved 7-0-0.

0 LOCUST LANE – REQUEST FOR DETERMINATION OF APPLICABILITY

It was noted that this item would be taken up at the Commission's next meeting.

OTHER BUSINESS

131 OXBOW ROAD – REQUEST FOR CERTIFICATE OF COMPLIANCE

T. Puopolo stated that staff visited the site, and all of the work appears to conform to the plans.

Motion to issue a Certificate of Compliance for 131 Oxbow Road, by S. Barber, seconded by P. Safran, approved 7-0-0.

159 MARKED TREE ROAD – REQUEST FOR CERTIFICATE OF COMPLIANCE

T. Puopolo stated that no work was done per the Order of Conditions. The proposed work was for removal of trees and grading. No trees have been removed, and no grading has occurred. The recommendation is to close out the Order of Conditions as no work occurred.

Motion to provide a Certificate of Compliance for 159 Marked Tree Road, by P. Safran, seconded by R. Everett, approved 7-0-0.

NEEDHAM WETLANDS PROTECTION BYLAW – DISCUSSION

The Commission discussed the recommendation of staff to finish this bylaw article in order to place it on the Warrant for Fall Town Meeting.

D. Anderson recommended holding this item to the Spring Town Meeting to make sure that any revisions needed can be incorporated.

There was discussion regarding a vote taken at the previous meeting reappointing D. Herer to the CPC.

Motion to reappoint D. Herer to the CPC, by R. Everett, seconded by B. Hebard, approved 7-0-0.

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 explained that there is a provision that allows for electronic signatures. This would allow the Commission to sign all decisions through a vote at the meetings, with Staff to sign using a wet signature. The signature would be for the Commission itself. New Commissioners would need to sign off for the signature. The Commission agreed that it would review this item again at its next meeting.

ADJOURN:

Motion to adjourn the meeting, by F. Moder, seconded by P. Safran, approved 7-0-0.

The meeting was adjourned at 7:53 p.m.

NEXT PUBLIC MEETING:

September 11, 2025, at 7:00 p.m., meeting virtually

*Respectfully Submitted,
Kristan Patenaude*