

APPROVED 3/7/2022

CONSERVATION COMMISSION MEETING
MONDAY, JANUARY 24, 2022
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Vice chair Katiegrace Dudley, Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Steve Zisk Conservation Agent (remotely)

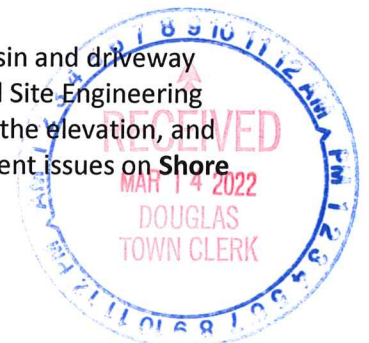
Chair Tracy Sharkey opens meeting at 7:04 PM.

Discussion:

1. (7:04 PM) (0:15) Orders to be signed:
 - 29 Laurel Glades (Certificate of Compliance DEP# 143-0987)
 - 105 & 106 Gilboa Street (Order of Resource Area Delineation DEP# 143-1037)
 - 94 Island Road (Order of Conditions DEP# 143-1036)
2. (7:04 PM) (:29) Meeting Minutes
Board will save them for the next meeting because they still have to review them.

Old Business:

1. Michelle S. the senior project manager and wetlands scientist and her colleague that is doing the designing for the water and sewer for Douglas from Stantec joined remotely to present project plans and get some clarification on jurisdictional questions so they can file appropriately. The project entails water/sewer, removal/replace water main, new force main and pump station. They will be filing a notice of intent for the pump station and work on Northeast Main Street, but 90% of the work is on the existing paved roadway which are exempt. Under the Douglas by-laws there aren't any specific exemptions for public utility work and Michelle was asking if there was a policy on that. The second part of the question is there is a jurisdictional area of 100 feet of a buffer zone from the borderlands subject to flooding and clarification would help on how the project will be presented and the abutter notifications process. Steve Zisk stated that historically the commission went with the wetland's protection act. Tracy stated her opinion that the work is exempt under the wetland's protection act would still be exempt but if you are expanding on the footprint or disturbing additional area you would have to notify of the expansion of the disturbance.
2. (7:28 PM) (23:29) (NOI-DEP# 143-1002) Public Hearing Continued:
Requested withdrawal of the Notice of Intent Application.
39 West Street – was 62 Manchaug Street Entrance Moved to 39 West Street – St Denis Church Earth Removal – Possible Votes
(7:29 PM) (24:00) Motion to allow for the withdrawal of NOI made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.
3. (7:29 PM) (24:16) (NOI-DEP# 143-1030) Public Hearing Continued: Notice of Intent 148 Shore Road (New Single-Family Dwelling). Joseph & Pamela Perron – Possible Votes
Chair Tracy Sharkey will recuse herself from the discussion.
The Commission asked for update plan to do with moving the stormwater basin and driveway drainage and preserving as many trees as possible. Margaret Bacon with Civil Site Engineering joined remotely to present updates to plan. The Commission has issues with the elevation, and they haven't been onsite yet. Another concern voiced is all the past and present issues on Shore



Road already and is the runoff of this property going to stay on this property. Margaret stated that there is runoff that comes off this site currently and tried to have most of the runoffs from the roof go to the rain gardens and then a basin that accommodates the driveway that were mentioned at the last meeting. Margaret prepared and submitted drainage calculations that shows that what they have done on this site doesn't change the preexisting conditions. Jeanne Lawrence from Shore Road joined remotely and voiced her concerns about the road runoff in front of this property. Steve Zisk suggests that the Commission can send it out for peer review to make sure that the pipe will handle the design. The Commission agrees that a peer review would be good, and they would also like to do a site walk. Commission would like to condition that the water stays on the property and there be a maintenance plan.

(8:03 PM) (59:21) Motion to continue to March 7th made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor. Tracy Sharkey recused.

4. **(8:04 PM) (1:00:20) (NOI-DEP# 143-1035) Public Hearing: Notice of Intent: 74 Main Street – Family Convenience Center – Proposed Fuel Station & Convenience Store – Possible Votes**
Ray Whitehead (applicant) present along with Rob Lussier with CMG Environmental, Scott Jordan from Eco Tech (wetlands specialist) to present plans. Rob Lussier did another quick overview of the plans and address the DEP's comments. The alternatives analysis comment which is to see the analysis to go beyond the boundaries of the site, to see if there were other site options within the town of Douglas for this project. The other comments from DEP were submitting the traffic analysis, which they did submit, and Commission has that. And the other one was the signed and stamped storm water checklist, and they are revising the stormwater based on the peer review comments

(8:30 PM) (1:26:24) Motion to continue to February 7, 2022, at 7:00 PM made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.

5. **(8:34 PM) (1:30:02) (NOI-DEP# 143-10xx) Public Hearing: Notice of Intent: Whitin Reservoir Dam Operation & Maintenance Manual: Whitin Reservoir Watershed District – Possible Votes**
Requested a continuance to the next hearing date.

(8:34 PM) (1:30:37) Motion to continue public hearing to February 7, 2022, at 7:00 PM made by Katiegrace Dudley, seconded by Mark Mungeam. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.

New Business:

6. **(8:36 PM) (1:32:52) Public Meeting: Request for Certificate of Compliance: (DEP# 143-0253) Conservation Drive (West Street Lot 9/Map 15 "Road Only") – Eveningside Realty Trust c/o Henry J. Lane, Esq., Land and Hamer, P.C. – Possible Votes**

(8:38 PM) (1:34:41) Motion to issue the certificate of compliance made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.

7. **(8:39 PM) (1:35:30) (NOI-DEP# 143-10xx) Public Hearing: Notice of Intent: 280 Yew Street – New Single-Family Dwelling. Evan Tetreault – Possible Votes**

Presenting for this project is Margaret Bacon from Civil Site Engineering, No DEP # yet and Steve confirmed that the green cards have come in on this. There is an existing cart path already there where the driveway is going.



(8:50 PM) (1:46:52) Motion to continue to February 7th, 2022, at 7:00 PM made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.

Commission is going to do a site walk on Saturday February 5th at 10:00 AM on property.

8. (8:56 PM) (1:52:14) (RDA) Public Meeting: Request for Determination of Applicability, 1 Lackey Dam Road – Installing a 200 square foot gravel parking area. Pyne Sand and Stone Co. Inc. – Possible Votes

Andrew Leonard joined meeting remotely to present plans to the Commission. There is a correction with the square footage, it is actually 1600 square feet. Commission would like to have an approximate location from the edge of the riverbank to the proposed gravel parking area, because the gravel area cannot be within the riverfront area. The whole parking area is within the 200-foot radius of the riverfront with a road in between.

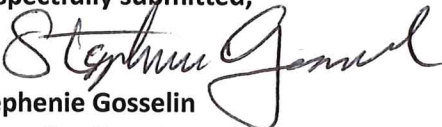
(9:06 PM) (2:02:45) Motion to issue a negative made by Mark Mungeam, seconded by Art Montminy. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.

9. (9:07 PM) (2:03:35) (NOI-DEP# 143-0982) Discussion: 832 Northwest Main Street: Request for a Plan Change, Discussion on Amending the Notice of Intent. Timothy O'Hara – Possible Votes
Timothy O'Hara currently at 74 East Charlton Road, Spencer. There was a plan already approved when they bought the land in the end of 2020 and Timothy is submitting that plan with amendments. The purpose is to determine whether this is an amended plan change or would need to have a whole new NOI. Commission says the project can continue with everything that has been previously approved and file for an amendment to the existing plans with the changes.

Upcoming Meetings: February 7, 2022, March 1, 2022, March 21, 2022

(9:21 PM) (2:17:53) Motion to adjourn made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.

Respectfully submitted,


Stephenie Gosselin
Recording Secretary

