

Approved 3/7/2022

**CONSERVATION COMMISSION MEETING  
MONDAY, FEBRUARY 7, 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 7:03 PM (:07).**

**Old Business:**

**1. (7:03 PM) (0:55) (NOI-DEP #143-1024) Public Hearing Continued: Notice of Intent: Shore Road Lot 299 Parcel 7.16 – Cliff Van Reed – Possible Votes**

Margaret Bacon with Civil Site Engineering joined remotely and would like to ask for a continuance.

**(7:04 PM) (1:40) Motion to continue to March 21, 2022, at 7:00 PM made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, KG Dudley in favor.**

The commission discussed when hearing was initially opened which was June 7, 2021, and Madam Chair suggests that if the drainage issues are not resolved by the continued scheduled meeting that it should be withdrawn and re-advertised and re-notify. Mr. Zisk state that if there is not activity with the appropriated time frame then it will dormant (not withdrawn) but the applicant would re-advertise and re-notify. Mr. Zisk would like to research the procedures on this.

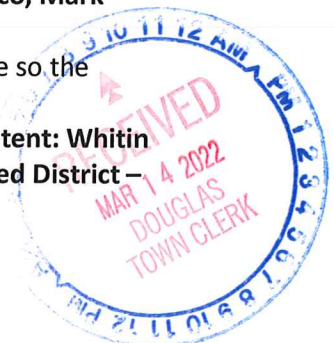
**2. (7:08 PM) (5:13) (NOI-DEP #143-1035) Public Hearing Continued: Notice of Intent: 74 Main Street -Family Convenience Center – Proposed Fuel Station & Convenience Store – Possible Votes.**

Rob Lussier with CMG at meeting to present plans. They addressed the peer review comments and resubmitted after the last meeting and received a response from McCarty Engineering to our peer review comments. Mr. Lussier will update the commission of the riverfront analysis the alternatives analysis, they added more information and was more descriptive. They looked at other properties in Douglas and explained why this location is the most feasible option for the project. Regarding the peer review comments and all items were addressed and there is one item that the comment has some concern which was the 8.27 inches per hour rate. When the soil was tested it was agreed that it was sand, but on the soil logs it was listed as loamy sand which Mr. Lussier believes is a typo. Mr. Lussier is going to get confirmation from all who where present at the site at the time of soil testing for confirmation. Mr. Lussier will send DEP a complete revised edited version with the corrected soil testing documentation. One other issue that wasn't included was the fee calculation for the wetlands buffer zone which Mr. Lussier will take care of.

**(7:16 PM) (13:57) Motion to continue to March 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, KG Dudley in favor.**

Mr. Zisk request that applicant send the commission the final plan with the date so the commission can finalize the order, to have it prepared for the next meeting.

**3. (7:17 PM) (14:50) (NOI-DEP #143-1038) Public Hearing Continued: Notice of Intent: Whitin Reservoir Dam Operation & Maintenance Manual: Whitin Reservoir Watershed District – Possible Votes**



Lauren Gluck along with another associate from Pare Corporation and Paul Collette from the Whitin Reservoir Watershed District joined remotely. The response to comments document along with providing it to the commission was also sent to DEP and Natural Heritage. The commission would like to wait to hear Natural Heritages response to the before closing the hearing. The applicant would like to know if they can go ahead with the refill that usually happens around March 1<sup>st</sup> if the ice is gone. The commission would like to wait till after the next meeting and request that the refill process not start till March 8<sup>th</sup>.

**(7:34 PM) (31:29) Motion to continue hearing to March 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, KG Dudley in favor.**

**4. (7:34 PM) (31:56) (NOI-DEP #143-10xx) Public Hearing Continued: Notice of Intent: 280 Yew Street – New Single-Family Dwelling. Evan Tetreault – Possible Votes**

Margaret Bacon with Civil Site Engineering joined remotely with plan update. The commission requests that the vernal pool and wetlands line be located on the plan to confirm its 100 feet from the septic. The commission also wants Ms. Bacon to confirm its 200 feet from Laurel Brook.

**(7:55 PM) (52:41) Motion to continue to March 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, KG Dudley in favor.**

**New Business:**

**5. (7:56 PM) (53:29) (RDA) Public Meeting: Request for Determination of Applicability, 25 Hough Road – Replacing & Adding to Existing Dock. Stuart & Jeanne Snow – Possible Votes**

Stuart and Jeanne Snow are present at meeting to present plan. Mrs. Snow stated that they would like to replace their current dock that is falling apart with a new one that is 10 feet longer for a total of 42 feet long and two additional 8 footers on the side. The commission is looking for any additional impacts and how its going to be installed. Applicants are removing posts to old dock and the new one will just sit on top of the ground. The new dock will be 4 feet by 42 feet and the one going off the left side is 8 feet by 8 feet (232 square feet).

**(8:08 PM) (1:05:42) Motion to issue a negative with the drawing as submitted for the removal of the posts and installation of the new dock with no excavation made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, KG Dudley in favor.**

**6. (8:10 PM) (1:07:23) Notice of Intent to convert to other use under Mass General Law Ch 61A section 14, Property of Susan Mosczyński land off 45 Oak Street, Assessors Map Parcel ID 132-5. Giving notice pursuant to the provisions of the above-mentioned statute of applicants' intent to convert land situated off 45 Oak Street for solar use. Land totals approximately 31 acres and is to be leased for commercial use pursuant to a 20-year lease including options to extent the term between the landowners Susan Mosczyński and BWC Whitin Reservoir LLC. Susan Mosczyński will continue to use the balance of the land for agricultural and horticultural use.**

The commission acknowledged receipt of the notice, and no other action required.

**Discussion:**

1. Mail
2. Orders to be signed





3. (8:12 PM) (1:09:40) Meeting minutes to approve: 10/4/21, 10/14/21 (joint meeting with PB), 10/18/21, 11/1/21, 12/6/21, 1/3/22

(8:16 PM) (1:13:58) Motion to approve the minutes to the joint meeting with PB on 10/14/21 made by KG Dudley, seconded by Art Montminy. Roll call vote – Eric Harris, Art Montminy, Mike Greco, KG Dudley in favor. Mark Mungeam and Chair Tracy Sharkey abstain.

(8:19 PM) (1:16:32) Motion to approve 10/18/21 minutes as amended made by KG Dudley, seconded by Art Montminy. Roll call vote – Eric Harris, Art Montminy, Mike Greco, KG Dudley in favor. Mark Mungeam and Chair Tracy Sharkey abstain.

(8:21 PM) (1:19:44) Motion to approve the minutes on 11/1/2021 as amended made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, KG Dudley in favor. Tracy Sharkey abstains.

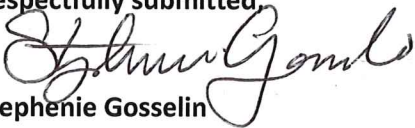
(8:23 PM) (1:20:18) Motion to approve the minutes as submitted with minor edits of 12/6/21 and 1/3/22 made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, KG Dudley in favor.

(8:40 PM) (1:37:10) Eric Harris volunteers for Blackstone Heritage Quarter and they are planning a 50<sup>th</sup> Anniversary clean up, and they would like every town to set up a clean up plan. This will be put on the next agenda to set up dates and locations.

(8:44 PM) (1:41:38) Motion to adjourn meeting made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, KG Dudley in favor.

Upcoming meetings: March 7, 2022, March 21, 2022, April 4, 2022

Respectfully submitted,



Stephenie Gosselin  
Recording Secretary

