

**CONSERVATION COMMISSION MEETING  
MONDAY, APRIL 25, 2022  
RESOURCE ROOM**

**Attendance:** Vice-Chair Katiegrace Dudley, Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Steve Zisk Conservation Agent.

**Absent:** Chair Tracy Sharkey

**Vice-Chair Katiegrace Dudley calls meeting to order at 7:01 PM.**

**Discussion:**

**1. (7:01 PM) (0:35) Orders to be Signed**

**2. (7:01 PM) (0:45) Meeting minutes:**

Mr. Montminy would like to see more detail on the washout at Shore Road for 8/2/2021 and a roll call was missing and would like Mr. Zisk to meet with Jen about these amendments. For 8/16/2021 Mr. Montminy stated that there are time stamps that are missing, so they will hold off on approving minutes till next meeting to see the corrections.

**3. (7:05 PM) (4:25) Chapter 61A land off 45 Oak Street – Vote needed.**

The commission received a letter from the owner explaining her desire to take the land out of Chapter 61A designation and states the future intent of the land to use for solar. Ms. Dudley would like to know if open space reviewed this and provided a recommendation. Mr. Zisk responded that he thinks they reviewed it but don't see any recommendations. The commission would be voting on a recommendation to the town of Douglas whether to exercise their right of first refusal in the matter of 45 Oak Street.

**(7:09 PM) (8:12) Motion that the commission does not recommend the town to exercise this right of refusal made by Art Montminy, seconded by Mark Mungeam. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**

**4. (7:09 PM) (8:45) 42 Chestnut Street – Minor Plan Change.**

Les Stevens present with the project plans and Mr. Zisk has a video site walk of the property. Last year the commission approved and issued a DEP #143-1016 and Mr. Stevens went over the setbacks and 50-foot buffer and the septic buffer. They are moving the driveway that was originally on the setback line and the septic is already approved by the BOH to move out of the 100-foot buffer area, there was a driveway easement that has been extinguished. The square foot increase is seven feet longer than the original. Mr. Stevens is proposing to plant four trees and six bushes instead of the fence posts and nine bushes. The commission requests that signage be put on the new trees for the wetlands.

**5. (7:19 PM) (18:26) Certificate of Compliance 49 & 53 Woodland Road DEP #143-0973**

Mr. Zisk showed a video of the property, and they are just looking for a partial compliance for the crossing. The commission is still waiting for an as built and would like to see that before they issue a decision. The applicants are looking for an occupancy permit to move into the house if the commission thinks the crossing is sufficient for that. The commission is okay with the building inspector issuing an occupancy permit, but they will not approve the certificate of compliance until they have an as built.

**(7:25 PM) (24:40) Ms. Dudley is going to pass around two bills for the commission to sign, the first is the Graves Engineering peer review and the other is Eric Harris's MACC courses.**

## **New Business:**

6. **(7:26 PM) (25:00) (RDA) Public Meeting: Request for Determination of Applicability, 48 Bigelow Road Septic Repair, Matthew S. Marro – Possible votes.**  
Mr. Marro environmental consultant for the applicant joined remotely. Applicant is looking to install a new well and replace the septic System. Mr. Marro went over the plans with the commission, and they are replacing the existing cesspool with a 1500-gallon tank that will go into the leech field and a new well location to move it away from the neighbor's septic system. Mr. Zisk showed the commission the site walk video of the property.  
**(7:35 PM) (34:45) Motion to close the public hearing made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**  
**(7:36 PM) (35:05) Motion to issue a negative RDA with the regular conditions made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**
7. **(7:36 PM) (35:43) (RDA) Public Meeting: Request for Determination of Applicability, 12 Meetinghouse Lane, Detached Garage. Anthony Jennings – Possible Votes**  
Mr. Jennings is requesting to add a detached garage (38 x 24) in the rear of his property. Mr. Jennings joined the table to present his plans for the garage to the commission and that he will be removing six trees, two inside the buffer. Ms. Dudley would like to see those two trees replaced somewhere on the left side of the driveway.  
**(7:49 PM) (48:18) Motion to close the public hearing made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**  
**(7:49 PM) (48:31) Motion to issue a negative RDA with the condition of replacing two native trees made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**
8. **(7:51 PM) (50:40) (RDA) Public Meeting: Request for Determination of Applicability, Gilboa Court Extension Lot #5, Driveway Install. Carol Gogolinski & William Cogley – Possible Votes**  
They did not place a legal add so item will be moved to May 16, 2022.
9. **(7:52 PM) (51:08) (RDA) Public Meeting: Request for Determination of Applicability, Gilboa Court, Extension Lot #6 – Driveway Install. Carol Gogolinski & William Cogley – Possible Votes**  
They did not place a legal add so item will be moved to May 16, 2022.
10. **(7:52 PM) (51:16) (RDA) Public Meeting: Request for Determination of Applicability, 31 North Street Driveway Install. Tania Marciano – Possible Votes.**  
Applicant is requesting permission to expand her driveway and fencing in front of the driveway/house. The commission would a plan showing the non-permeable surface area calculation and an analysis of alternatives.  
**(8:04 PM) (1:03:42) Motion to close the public meeting made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**  
**(8:04 PM) (1:03:55) Motion to issue a positive determination a request an engineered plan with dimensions made by Eric Harris, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**
11. **(8:10 PM) (1:09:15) (RDA) Public Meeting: Request for Determination of Applicability, 424 Northeast Main Street, Septic Repair. Wendy Lubas – Possible Votes**  
Item moved to May 16, 2022, because the legal notice was not placed.

**Old Business:**

- 12. (8:10 PM) (1:09:36) (NOI -DEP #143-1030) Public Hearing Continued: Notice of Intent 148 Shore Road (New Single-Family Dwelling). Joseph & Pamela Perrone – Possible Votes Request for a continuance to May 16, 2022.**  
**(8:10 PM) (1:09:47) Motion to continue public hearing to May 16, 2022, made by Mark Mungeam, seconded by Art Montminy. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**
- 13. (8:11 PM) (1:10:06) (NOI-DEP #143-1024) Public Hearing Continued: Notice of Intent: Shore Road Lot 299 Parcel 7.16 – Cliff Van Reed – Possible Votes Request for a continuance to May 16, 2022.**  
**(8:11 PM) (1:11:19) Motion to continue to May 16, 2022, made by Eric Harris, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**
- 14. (8:11 PM) (1:10:35) (NOI-DEP #143-1044) Public Hearing: Notice of Intent: Red Pine Trail Douglas Improvement Project – adjacent to and access from the Wallis Street Parking Area. Bay State Trail Riders Association – Possible Votes**  
Margaret Bacon joined remotely to go over DEP comments. The first comment was if they were within 100-feet of the wetlands with the certified vernal pool, and they are not. The other comment was how many linear feet of bank will be disturbed on the intermittent stream; Ms. Bacon responded that no linear feet will be disturbed on the bank.  
**(8:16 PM) (1:15:50) Motion to close the public hearing made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**  
**(8:17 PM) (1:16:09) Motion to approve the order of conditions made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**
- 15. (8:17 PM) (1:16:46) (NOI-DEP #143-1043) Public Hearing: Notice of Intent: 0 Mumford Road & 5 Forest Street, Definitive Subdivision Plan Sutton Douglas Development, LLC.**  
Wayne Belec with Design Collaborative and Tim Flynn with Flynn Build and Develop to present the plans, and go over comments from the commission and DEP. They have scheduled soil testing to run this week. The commission voiced their concerns and dislike of all the stormwater systems being used; rip rap, plunge pool, culvert, and detention basins. Mr. Belec responded that this site is not flat enough to use a different stormwater system. Mr. Zisk discussed the ANRAD flagging with Mr. Belec. Mr. Zisk is suggesting that they get their peer reviewer at these meetings to address all the items that are concerns to the commission. Mr. Belec responded that there was a report from Graves Engineering when they did their peer review and there were no substantial issues found with the plans or stormwater. The commission has not seen the peer review comments yet and would like to review them. The commission also would like to see a revision to the culvert, they think it is too much culvert for the town to maintain. Ms. Dudley had a back-and-forth discussion of disagreement on the stormwater systems being used and the amount of land area being developed. The commission still has concerns about the open space.  
**(9:07 PM) (2:06:30) Lynn Rosak 50 Conservation Drive, read a letter from the residents on Conservation Drive requesting that the commission order a species review on the land being developed. The residents would like the commission to do a site walk and have the division of endangered species do the site walk with them. Resident at 18 Conservation Drive spoke about the previous developer years prior and the land the residents were promised to the town and**

not built on and the report of the species that were found years ago. Ms. Dudley would like to find out before the next meeting what land was supposed to be deeded to the conservation and what land is being used for the current proposed development. Mr. Zisk is going to compile all this information for the commission to review. Wendy Picard 14 Conservation Drive stated to the commission that she has all the paperwork from the 90's when her subdivision was developed. Mr. Flynn will speak to the property owner and find out when is a good time for the commission to take the site walk. They will pencil in a site walk for May 7, 2022, at 1 PM right now.

**(9:43 PM) (2:42:35) Motion to continue to May 16, 2022, made by Mike Greco, seconded by Mark Mungeam. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**

- 16. (9:44 PM) (2:43:00) (NOI-DEP #143-10xx) Public Hearing: Notice of Intent: 105 & 123 Gilboa Street – CRG Services Management, LLC – The Construction of a distribution warehouse with a footprint and gross square footage of 1,102,500 sf. Access provided from Gilboa Street via a bridge crossing the Mumford River and from Northeast Main Street. Other improvements include vehicle parking, loading docks, and trailer spaces. – Possible Votes**

Todd Morey with Beals Associates joined remotely to present project. Mr. Morey received the peer review for the NOI this afternoon and he didn't see any major issues, he is still waiting for the peer review for stormwater. Mr. Morey spoke about the change that the Planning Board requested with the left turn lane, and it widened the bridge by about 5 feet. Ms. Dudley would like to see more open space on the plan next to the watershed.

**(9:59 PM) (2:58:44) Motion to continue hearing to May 16, 2022, made by Mark Mungeam, seconded by Eric Harris. Roll call vote – Eric Harris, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**

- 17. (10:00 PM) (2:59:30) (NOI-DEP #143-10xx) Public Hearing: Notice of Intent: 22 Conservation Drive – New Dwelling – Lackey Dam Properties Inc. – Possible Votes**

**(10:00 PM) (2:59:47) Motion to continue hearing to May 16, 2022, made by Mike Greco, seconded by Mark Mungeam. Roll call vote – Eric Harris, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**

**Upcoming Meetings: May 16, 2022, June 6, 2022, June 27, 2022**

**(10:01 PM) (3:00:05) Motion to adjourn made by Mark Mungeam, seconded by Mike Greco. Roll call vote – Eric Harris, Mike Greco, Mark Mungeam & Katiegrace Dudley in favor.**

**Respectfully submitted,**

**Stephenie Gosselin, Recording secretary**