

**CONSERVATION COMMISSION MEETING  
MONDAY, JUNE 6, 2022  
RESOURCE ROOM**

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

**Chair Tracy Sharkey called meeting to order at 7:01 PM**

1. **(7:01 PM) (0:08) Orders to be signed**
  - **DEP #143-1030 148 Shore Road**
2. **(7:01 PM) (0:15) Meeting Minutes: August 2, 2021, August 16, 2021, September 13, 2021, March 21, 2022, April 4, 2022**

**(7:02 PM) (1:45) Motion to approve meeting minutes for August 2, 2021 as amended made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

**(7:05 PM) (4:52) Motion to approve meeting minutes for August 16, 2021, as amended made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

**(7:07 PM) (6:15) Motion to approve meeting minutes for September 13, 2021, as amended made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

**(7:09 PM) (8:55) Motion to approve meeting minutes for April 4, 2022, as amended made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**
3. **(7:10 PM) (9:38) Request for Certificate of Compliance, (COC-DEP #143-0740) 121 Webster Street – Joseph Vecchione – Possible Votes**

They are waiting on the as built.
4. **(7:11 PM) (10:00) 55 Lakeshore Drive (DEP #143-1026) – Changes to Approved Plan, Continued from May 16, 2022 – Possible Votes**

This was the modification with the additional pipe and the commission received a revised plan with the requested information. Jack Goodison the applicant came up to state the revisions to the plan.

**(7:12 PM) (11:30) Motion to consider the changes a minor modification to the approved plan made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

**New Business:**

5. **(7:13 PM) (12:04) (NOI-DEP #143-1046) Public Hearing: Notice of Intent, 80 Locust Street, John & Kathleen Newbury, Septic Repair – Possible Votes**

The proposed construction activities are within the 100-foot buffer zone bordering vegetated wetlands. Margaret Bacon with Civil Site Engineering is presenting plans for applicants, Ms. Bacon has put the new septic in the area between the 100-foot buffer zones from the front and the back of the property. The commission would Ms. Bacon to revise the plan to show where the stock pile will be and where the equipment will be parked.

**(7:20 PM) (19:27) 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 all in favor.**

**(7:20 PM) (19:45) Motion to issue the order of conditions with the conditions of the stockpiling and equipment locations made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

#### **Old Business:**

6. **(7:21 PM) (20:37) (NOI-DEP #143-1042) Public Hearing Continued: 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 and the only update he has for the commission is that on May 26, 2022, the planning board closed the hearing and issued site plan review permit.

**(7:23 PM) (22:12) Motion to close the public hearing made by Art Montminy, Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

**(7:29 PM) (22:28) Motion to issue the order with the conditions made by Mike Greco, seconded by Art Montminy. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Katiegrace Dudley all in favor. Mark Mungeam abstains.**

7. **(7:24 PM) (23:53) (NOI-DEP #143-1043) Public Hearing Continued: Notice of Intent: 0 Mumford Road & 5 Forest Street, Definitive Subdivision Plan Sutton Douglas Development, LLC.**

Wayne Belec Land Design Collaborative and Tim Flynn with Flynn Build and Develop, and tonight they are looking to schedule a site walk and discussing the order of conditions. They will be going before the Sutton Planning Board on Monday where they are going to be closing the public hearing. The commission scheduled the site walk for Saturday, June 11, 2022, at 9 AM. Mr. Belec asked if they could get a draft of the special conditions, Steve Zisk stated that he will send over the draft conditions this week when it is done. Lynn Rosac on Conservation Drive asked the commission if they had a chance to review the documents she submitted regarding this development and the conservation land that was to be set aside. The commission responded that it was a dropped ball by someone that wasn't watching, and the lots were released without the paperwork being completed for the donation of the land promised.

**(7:44 PM) (43:35) Motion to continue public hearing to June 27, 2022, at 7 PM made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

8. **(7:45 PM) (44:00) (NOI-DEP #143-1045) Public Hearing Continued: Notice of Intent: 22 Conservation Drive – New Dwelling – Lackey Dam Properties Inc. – Possible Votes**

Applicant is requesting a continuance.

**(7:45 PM) (44:10) Motion to continue public hearing to June 27, 2022, at 7 PM made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

9. **(7:45 PM) (44:29) (ANRAD) Public Hearing Continued: Abbreviated Notice of Resource Delineation, 100 Davis Street, Peter Michael Business Park – Possible Votes**

Tom McIntyre and Mike Dryden with Allen Engineering will present the updates on the peer review and changes. Mr. Dryden stated that they were issued a DEP #143-1047. Clarify the extent of the ANRAD, and they have marked on the revised plans the areas that are excluded and discussed the stream in question and the correct labeling of whether it is intermittent or perennial.

**(7:55 PM) (54:17) Motion to close the public hearing made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Katiegrace Dudley all in favor. Mark Mungeam abstains.**

The commission is going to do a site on Saturday around 10 AM, to review the flags again.

**(8:02 PM) (1:03:05) Motion to issue the ORAD with a contingency that the commission completes the site walk before Steve releases the documents to the applicant made by Art Montminy, seconded by Eric Harris. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

**(8:05 PM) (1:04:04) Items not reasonably anticipated, Mr. Zisk mentioned the commission checking the condition for 148 Shore Road and three people are up for reappointments, so the commission must make a motion for a favorable recommendation to the Board of Selectmen for reappointments of Eric Harris, Art Montminy & Mark Mungeam.**

**(8:05 PM) (1:04:34) Motion to recommend for reappointment Eric Harris, Art Montminy and Mark Mungeam made by Katiegrace, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

**Upcoming Meetings: June 27, 2022, July 18, 2022 & August 1, 2022**

**(8:07 PM) (1:06:12) Motion to adjourn made by Art Montminy, seconded by Mike Greco. Roll call vote – Eric Harris, Art Montminy, Mike Greco, Mark Mungeam, Katiegrace Dudley all in favor.**

**Respectfully submitted,**

**Stephenie Gosselin, Recording secretary**