

**CONSERVATION COMMISSION MEETING  
MONDAY, MARCH 21, 2022  
RESOURCE ROOM**

**Attendance:** Chair Tracy Sharkey, Eric Harris, Mike Greco, Mark Mungeam

**Absent:** Vice-chair Katiegrace Dudley, Art Montminy

**Chair Tracy Sharkey calls meeting to order at 7:08 PM.**

**Old Business:**

1. **(7:08 PM) (0:11) (NOI-DEP #143-1041) Public Hearing: Notice of Intent: Douglas Water and Sewer Department.**

The proposed work is located at North Street, Gilboa Street and Northeast Main Street in Douglas and Lackey Dam Road in Uxbridge, MA and involves: the installation of new water main and sewer force mains and appurtenant structures within various public ways (North Street, Gilboa Street, Northeast Main Street) in both Douglas and Uxbridge, MA and the removal of an existing pump station and replacement with and energy efficient unit at Parcel 138-44 on Gilboa Street.

Gina Britton and Michelle Simoneaux with Scan Tech joined remotely to go over the comments to the pump station and Northeast Main St work. They modified the plans to the commission's requests: reduced the driveway from 13x35 to 10x35 and are paving the driveway, also moved the fence footprint further away from the river.

**(7:20 PM) (12:39) Motion to close the public hearing made by Mike Greco, seconded by Mark Mungeam. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

**(7:20 PM) (12:55) Motion to issue order of conditions made by Mike Greco, seconded by Eric Harris. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

2. **(7:21 PM) (13:20) (NOI-DEP #143-1024 Public Hearing Continued: Notice of Intent: Shore Road Lot 299 Parcel 7.16 – Cliff Van Reed – Possible Votes.**

**(7:21 PM) (13:37) Motion to continue hearing to April 24, 2022 made by Mike Greco, seconded by Mark Mungeam. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

**New Business:**

3. **(7:22 PM) (14:30) (RDA) Public Meeting: Request for Determination of Applicability, 29 Laurel Glades – Kenneth Gouin – Possible Votes**

Byron Andrews from Andrews Survey and Engineering joined remotely to discuss the request for determination of applicability for the existing patio and permission to plant trees. Board would like to see the tree next to the patio moved, Mr. Andrews said he can move it halfway between the existing well and the boat ramp. Commissions conditions would be allowing the existing paver patio to remain along with two red maple trees to be planted along the bank at the northwest corner of the lot.

**(7:29 PM) (21:54) Motion to approve the negative RDA with the two conditions made by Mark Mungeam, seconded by Mike Greco. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

4. **(7:31 PM) (23:16) (RDA) Public Meeting: Request for Determination of Applicability, 31 North Street Driveway Install. Tania Marciano – Possible Votes**

**Continued to April 4, 2022**

**5. (7:31 PM) (23:37) (NOI-DEP #143-0982) – Public Hearing: Amended Notice of Intent: 832 Northwest Main Street – Possible Votes**

Steve Zisk did not have the legal ad yet, and Byron Andrews with Andrews Survey and Engineering provided the ad that was posted on 3/11/22 and presented amended plan revisions. The area of the house was reduced from 3135 square feet to 1990 square feet which increased the riverfront area. The requested riverfront area disturbance total is 7,510 square feet.

**(7:42 PM) (34:10) Motion to close public hearing made by Mike Greco, seconded by Eric Harris. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

**(7:42 PM) (34:24) Motion to issue the amended order of conditions with the decrease in the riverfront area impact made by Mark Mungeam, seconded by Eric Harris. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

**6. (7:43 PM) (35:00) (NOI-DEP #143-10xx) 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**

**Continued to April 4, 2022**

**7. (7:43 PM) (35:10) (NOI-DEP #143-10xx) Public Hearing: Notice of Intent: 0 Mumford Road & 5 Forest Street, Definitive Subdivision Plan Sutton Douglas Development, LLC.**

William Bellick to present at meeting and Tim Flynn joined meeting remotely to present the plans for the 31-lot residential subdivision. They have not received a DEP # yet. The project team is:

- Project Owner: Sutton Douglas Development LLC (SSD)
- Project Applicant & Developer: Flynn Build & Develop (FB&D)
- Civil Engineer: Land Design Collaborative (LDC)
- Land Surveyor: Feldman Geospatial (FG)
- Wetland Scientist: Northeast Ecological Services (NES)
- Hydrogeologist: Corporate Environmental Advisors (CEA)

Mr. Bellick went through the agenda of the project and the project permitting history and showed the plans to the commission. He showed maps of existing conditions and existing hydrology, a map that shows the stormwater management system and a buffer zones & resource area impacts summary. This shows 40 acres of buffer zone, for the 50'-100' buffer there is about 2.4 acres. Mike Lacy 18 Forest Street present at meeting and voiced his concerns about the traffic and the condition of the roads during and after this project. Chair told the resident that those issues will be discussed at the Planning Board meeting. Henry Ladue 100 Mumford Street voiced his concerns about his back land that abuts the project lot, commission will get the abutter a copy of the plan to review. Resident at 24 Mumford Road voiced concerns and questions on the stormwater information and reports which Mr. Bellick satisfied. Diane David on Duval Road in Sutton was concerned about not getting proper notification, the commission and Mr. Bellick let her know that there was a mix up last time and there will be sufficient notification. Lucille and Gary Prince 1 Forest St Douglas asked if there will be trees planted or some kind of barrier on the new road that abuts her property. Mr. Bellick responded that yes there will street trees planted, and some the current trees will stay. Susan Foley on Conservation Dr asked if the commission has walked the property site, commission responded yes, they have and confirmed the wetland boundaries, her second concern was that there is already current erosion against her property. Mr. Bellick suggested that she call the DPW and have them look at it because it is preexisting.

**(8:27 PM) (1:19:56) Motion to continue public hearing to April 4, 2022 made by Mark Mungeam, seconded by Eric Harris. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

- 8. (8:28 PM) (1:20:20) (NOI-DEP #143-1042) 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 Morin from Beal's Associates to present the plans to the commission. He went over stormwater management, water quality treatment, flood plain, and showed plans for the Mumford River bridge.

**(8:52 PM) (1:44:40) Motion to continue public hearing to April 4, 2022 at 7:00 PM made by Mark Mungeam, seconded by Eric Harris. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

**Discussion:**

- 9. (8:53 PM) (1:45:10) Becky Kalagher: Proposed Bay State Trail Location**  
Ms. Kalagher came to meeting to set up getting on the agenda, and she will be put on April 25, 2022. Some members of the commission will schedule to do a site walk.

**Upcoming Meetings: April 4, 2022, April 25, 2022, May 16, 2022**

**(8:59 PM) (1:51:55) Motion to adjourn meeting made by Mike Greco, Eric Harris. Members Eric Harris, Mike Greco, Mark Mungeam & Tracy Sharkey in favor.**

**Respectfully submitted,**

**Stephenie Gosselin  
Recording Secretary**