

CONSERVATION COMMISSION
MONDAY, OCTOBER 16, 2023
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Mark Mungeam, Mike Greco, Jim Foran, Brandon Faneuf Conservation Agent

Absent Vice chair Katiegrace Dudley, Eric Harris, and Joseph Fitzpatrick

Tracy Sharkey called the meeting to order at 7 pm.

1. (0:10 TS) Mail/Orders to be signed:
 - Master Plan Committee Letter – Possible votes

On October 5, 2023, the Planning Board sent a notice and voted in September 14, 7-0 in favor to begin the process for updating its Master Plan. The first step is establishing a subcommittee comprised of Douglas citizens but before requesting volunteers from the public, the Board wishes to request representation from the current boards, commissions, and committees. They will keep this on the agenda for the next meeting when there are more members present to see who is interested in joining the Master Plan Committee.
 2. (1:55 TS) Meeting Minutes: May 8, 2023, May 22, 2023, June 5, 2023, June 26, 2023 & July 17, 2023 – Possible votes
 3. (2:25 TS) 2024 Meeting Schedule – Possible votes
 4. (11:15 TS) Update on Lakeshore Drive Enforcement Order – There is a correspondence from Lane & Hamer dated October 3, this is a request that the existing enforcement order be modified to require the developer to design and implement a storm water management that complies with the regulations. Mr. Faneuf stated that he thinks this will be similar to 273 Southeast Main Street where they have to actually propose the development first and once they get up to 5 then it is triggered and triggered retroactively to lot #1. Mr. Faneuf met with Matt Benoit and Town Counsel, and they decided it was best not to change the enforcement order, and he recommends the Commission vote to ratify the enforcement order.
 5. (16:00 TS) Request for Certificate of Compliance, (DEP #143-0535), Kyle & Melyssa Vandenakker, 36 Cottage Colony Rd, Map 159 Lot 30 – Possible votes
- (15:25 TS) Motion to ratify the enforcement order for Lakeshore Drive made by Mark Mungeam, 2nd by Mike Greco. Roll call vote – Mark Mungeam, Mike Greco, Jim Foran, Tracy Sharkey all in favor.
- Bruce Wilson with GW Site Solutions stated they had a notice of intent that was submitted in 2002 for a tight tank septic tank and a well application and the work had been done quite a while ago and this is housekeeping to clean up a sale on it that was caught in the title search. Mr. Wilson submitted a plan that shows the tank and the well

locations along with some photos showing it is well established. Ms. Sharkey stated they have the request and the written statement of substantial compliance and an as built plan along with photos.

(17:45 TS) Motion to issue the certificate of compliance made by Mike Greco, 2nd by Jim Foran. Roll call vote – Mark Mungeam, Mike Greco, Jim Foran, Tracy Sharkey all in favor.

6. (18:50 TS) Request for Certificate of Compliance, (DEP #143-0954), The Widak Family Trust, 34 Cobblestone Lane, Map 196 Lot 20 – Possible votes

Bruce Wilson stated they are requesting a certificate because the permit had expired, and they are also here for a notice of intent to reissue a permit, but this old account must be closed out first. Mr. Faneuf recommends issuing what is called an invalid order of conditions/work never began.

(19:25 TS) Motion to issue the invalid order of conditions made by Mark Mungeam, 2nd by Mike Greco. Roll call vote – Mark Mungeam, Mike Greco, Jim Foran, Tracy Sharkey all in favor.

7. (20:20 TS) Request for Certificate of Compliance, (DEP #143-0974), John Gordon, 49 Woodland Rd, Map 237 Lot 9 – Possible votes

John Gordon, the applicant explained the background of the project to the Commission, and his engineer submitted an as built and there was a site walk. The builder, Christian stated that the Planning Board was present for the site walk last week. The as built does not have the red lines and the house looks different so the Commission does not know what the changes are, and they need a letter of substantial compliance submitted. They will put this back on the agenda for November 20 to wait for the required documents.

8. (29:55 TS) 7:00 PM (RDA) Public Meeting: Request for Determination of Applicability, 76 Bigelow Road, Tom & Rebecca Clark (2nd Floor Renovation) Map 111 Lot 13 – Possible votes

The applicant is requesting to construct a second-floor addition over the 2-car garage and interior renovations. The applicants stated that there is no groundwork to be done and they submitted plans and spoke to Matt Benoit. Mr. Faneuf stated that he would only recommend the Commission add a condition to the negative determination for some erosion controls in the area where the material storage will be. Ms. Sharkey said straw waddles with any materials stored within 100 feet of the bank. Mr. Faneuf asked if any work was going to be conducted in the flood plain of the pond.

(36:10 TS) Motion to issue a negative determination of applicability with the condition that straw waddles be placed at the edge of the area of work made by Mark Mungeam, 2nd by Mike Greco. Roll call vote – Mark Mungeam, Mike Greco, Jim Foran, Tracy Sharkey all in favor.

9. (37:00 TS) 7:00 PM (NOI – DEP #143-10xx) Public Hearing: Notice of Intent: The Widak Family Trust, 34 Cobblestone Lane, (Single-Family) Map 196 Lot 20 – Possible votes
Bruce Wilson along with the owner of the property Lindsay Emanuel and this was a project that was previously approved and the permit expired. The only change to the plan is that he substituted the infiltrator septic system with a stone and pipe system, and he went over the rest of the plans with the Commission and the erosion controls. They have not been issued a DEP number yet, so this must be continued to the next meeting.

(45:15 TS) Motion to continue the public hearing for 34 Cobblestone Lane to November 20, 2023, to 7 pm made by Mike Greco, 2nd by Mark Mungeam. Roll call vote – Mark Mungeam, Mike Greco, Jim Foran, Tracy Sharkey all in favor.

10. (52:00 TS) 7:00 PM (NOI – DEP #143-10xx) Public Hearing Continued: Notice of Intent: Jessica Bengston, 11 & 17 Potter Road, Map 136 Lots 8 & 9 – Possible votes
The applicant requested a continuance; they do not have a DEP number.

(52:10 TS) Motion to continue the public hearing to November 20, 2023, at 7 pm made by Jim Foran, 2nd by Mark Mungeam. Roll call vote – Mark Mungeam, Mike Greco, Jim Foran, Tracy Sharkey all in favor.

11. (52:30 TS) 7:00 PM (NOI – DEP #143-1025) Public Hearing Continued: Amended Order of Conditions: 175 Southwest Main Street, Map 226 Lot 17 (Floodplain Storage), Lloyd Morin – Possible votes

The applicant requested a continuance to November 20, 2023

(52:40 TS) Motion to continue the public hearing to November 20, 2023, at 7 pm made by Jim Foran, 2nd by Mike Greco. Roll call vote – Mark Mungeam, Mike Greco, Jim Foran, Tracy Sharkey all in favor.

Upcoming Meetings: November 20, 2023 & December 18, 2023

(54:30 TS) Motion to adjourn the meeting made by Mike Greco, 2nd by Mark Mungeam. Roll call vote – Mark Mungeam, Mike Greco, Jim Foran, Tracy Sharkey all in favor.

Respectfully submitted,

Stephenie Gosselin