

Member attendance: Joe Fitzpatrick, Mark Mungeam, Jim Foran, Mike Greco, Brandon Faneuf- Conservation Agent, Samantha Carew- assistant to Mr. Faneuf. Matt Benoit- Director of Community Development (remote)
Absent: Eric Harris + Katiegrace Dudley

(0:58 TS) Mr. Faneuf announces that Eric Harris has resigned from the board.

Discussion:

1. **(1:57 TS) Mail/Orders to be signed:**

Motion by Jim to move minutes, mail/orders to the end of the meeting. Mike 2nd.

- **Potential Commission Member** – Possible Votes
- **CPA Volunteer – See Open Space Letter** – Possible Votes
- **DCR Public Safety Notices**

2. **(2:25 TS) REORGANIZATION**

Mark Mungeam asks that his vice chair position be revoked. Conversation was had and he then asks not be revoked.

1. **(5:00 TS) Request for Certificate of Compliance, (DEP #143-0849), Brad & Amanda Maltz, 1 Isabella Drive, Map 191 Lot 22 – Possible Votes**

The OOC was voted on & issued in 2018 but the document was lost and never recorded. The board provides a fresh signature page.

New Business:

Old Business:

4. **(10:06 TS) 7:00 PM (NOI – DEP #143-1086) PUBLIC HEARING CONTINUED: Notice of Intent:**

Nicholas & Marybeth Mello, 209 Southwest Main St (Single Family Home & Tight Tank replacement)
Map 227 Lot 34 – Possible Votes

Mr. Mungeam recuses himself.

10:51- Margaret Bacon with Allen Engineering gives updates and addresses comments from the last meeting.

(15:07 TS) Jim motions to continue the public hearing until 3/18/2024. Mike 2nd. Roll call vote: Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

5. **(16:16 TS) (NOI – DEP #143-1091) PUBLIC HEARING CONTINUED: Notice of Intent: Christopher Bettencourt, 295 Southeast Main St, Map 266 Lot 13-6 – Possible Votes**

On behalf of the applicant is Tom Schultz & Kevin Demers (remote) with Goddard Consulting. Tom gives an update and his shares plans. Conversation takes place about the buffer zones.

(21:13 TS) Mr. Benoit asks that the stormwater system be discussed. Tom replies, Mr. Faneuf states he received a storm water plan and plans from DiPrete and they look good.

(22:36 TS) Mr. Mungeam make a motion to close the public hearing. Jim 2nd. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

(23:01 TS) Mr. Mungeam motions to approve NOI with special conditions. Mike 2nd. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

6. **(26:29 TS) 7:00 PM (NOI – DEP #143-1092) PUBLIC HEARING CONTINUED: Notice of Intent:**
Christopher Bettencourt, 299 Southeast Main St, Map 266 Lot 13-7 – Possible Votes

On behalf of the applicant is Tom Schultz & Kevin Demers (remote) with Goddard Consulting. Tom gives an update and his shares plans.

(27:51 TS) Mr. Benoit asks that the stormwater system be discussed. Tom replies, Mr. Faneuf states he received a storm water plan and plans from DiPrete and they look good.

(29:20 TS) Mr. Mungeam makes a motion to close the public hearing. Jim 2nd. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

(30:00 TS) Mr. Mungeam motions to approve NOI with special conditions. Jim 2nd. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

7. (32:44 TS) 7:00 PM (NOI – DEP #143-1093) PUBLIC HEARING CONTINUED: Notice of Intent: Christopher Bettencourt, 303 Southeast Main St, Map 266 Lot 13-8 – Possible Votes

On behalf of the applicant is Tom Schultz & Kevin Demers (remote) with Goddard Consulting. Tom gives an update and his shares plans. Mr. Faneuf asks him to address the stormwater.

(35:39 TS) Mr. Mungeam makes a motion to close the public hearing. Mike 2nd. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

(36:19 TS) Mr. Mungeam motions to approve NOI with special conditions. Jim 2nd. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor

8. (39:08 TS) 7:00 PM (NOI – DG 24-041) PUBLIC HEARING CONTINUED: Notice of Intent: Anthony & Megan Fierro, 134 Yew St (Accessory Apartment) Map 222 Lot 39.3 – Possible Votes

Margaret Bacon- Allen Engineering presents with the homeowner, Megan. She updates the commission with changes that were made from the comments at the last meeting. There is discussion had about the erosion barrier, additional cutting of trees and the limit of work.

(46:50 TS) Mr. Mungeam asks the homeowner if you have any vegetation planting proposed. The homeowner replies and shows it on the plan.

(48:58 TS) Mr. Benoit states that the planning board issued a permit with special conditions.

(49:20 TS) Mr. Mungeam motions to close the public hearing. Jim 2nd. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor

(30:00 TS) Motion to approve the NOI made by Mark, 2nd by Mike. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor

9. Ongoing violations/Enforcement Orders will be reviewed on March 4th, 2024

(51:46 TS) Mail is readdressed. Paperwork is signed.

(54:17 TS) Potential Commission Member

Applicant Josiah Burch is discussed. Mr. Benoit recommends Mr. Burch to be an alternate member. Brandon concurs. Jim motions to make it a 5-member board with 2 alternates. Mike 2nd. Roll call vote: Jim Foran, Mike Greco, Joe Fitzpatrick in favor, Mark Mungeam abstains.

(59:20 TS) Motion to make Mr. Burch an alternate member by Mark, 2nd by Jim. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

• **(1:00 TS) CPA Volunteer – See Open Space Letter – Possible Votes**

Mr. Faneuf explains the letter. They think that Mr. Birch may be a good fit for this. They choose to continue until the next meeting when they can discuss it with Mr. Birch.

• **DCR Public Safety Notices**

Conversation is had about what dam it is and the maintenance plan. Mr. Benoit will ask the same team he is working with on the hazard mitigation plan and get clarification.

(1:07 TS) Meeting Minutes: June 26, 2023, July 17, 2023 & August 7, 2023 & August 21, 2023 – Possible Votes

The commission discussed amendments needed.

(1:12 TS) Motion by Jim to approve 6/26/23 meeting minutes with corrections 2nd Mark. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

(1:13 TS) Meeting Minutes: July 17, 2023 -The commission discussed amendments needed.

Motion by Jim to approve 7/17/23 meeting minutes with corrections 2nd Mark. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

(1:15 TS) Meeting Minutes: August 7, 2023

They are not in the binder for the board to review. They pass over 8/7/23 minutes.

(1:16 TS) Meeting Minutes: August 21, 2023

The commission discussed amendments needed.

(1:25 TS) Motion by Jim to approve 8/21/23 meeting minutes with corrections 2nd Mark. Roll call vote: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

(1:25 TS) Jim motions to adjourn the meeting, Mark 2nd. Roll call: Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

Upcoming Meetings: March 4, 2024 & March 18, 2024

Respectfully Submitted,

Jennifer Larson