

APPROVED FEBRUARY 3, 2025

CONSERVATION COMMISSION  
MONDAY, MARCH 18, 2024  
RESOURCE ROOM

Attendance: Chair Joe Fitzpatrick, vice chair Mark Mungeam, Jim Foran, Mike Greco, Brandon Faneuf Conservation Agent

Absent: Katiegrace Dudley (excused)

Joe Fitzpatrick called the meeting to order at 7 pm.

1. (0:55 TS) Bylaw Amendment (Enforcement) – Possible votes  
Joe Fitzpatrick read aloud the proposed bylaw amendment for the record, and Brandon Faneuf read the current bylaw for the record.  
(8:00 TS) Motion to send this bylaw amendment to town meeting for a vote made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.
2. (8:20 TS) Stormwater Bylaws – Possible votes  
There is a new stormwater bylaw being proposed, Lisa Mosczynski 60 Oak Street, went through some typos and things she would like to see included in the bylaw and brought up other concerns she has. The Committee does not feel they can make a decision on this tonight because they need more time to review it as they just received it. They had an in-depth discussion about the bylaw, and Matt Benoit stated that this bylaw has been reviewed and introduced by the town's stormwater consultant Nick Cristofori at CEI and by Town Counsel. This item will remain on the agenda for the next meeting, so the members have time to review it.
3. (43:40 TS) Order of Condition Extension – 6 LedgeStone Rd – (DEP #143-1021) – Maria Asacker – Possible votes  
The Commission discussed with Ms. Asacker how many years she needs for the extension and have plans drawn up for the shed and pavers.  
(46:35 TS) Motion to grant a one-year extension on the order of conditions for 6 LedgeStone Road, made by Mark Mungeam, 2<sup>nd</sup> by Jim Foran. Roll call vote – Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.  
(47:30 TS) 55 Perry St, Possible Emergency Certificate – Failing culvert – Possible votes  
Brandon Faneuf showed photos of the culvert, explained the situation of the homeowners, and gave his recommendations for a decision.  
(51:50 TS) Motion to issue a 30-day emergency certificate to correct a failing culvert at 55 Perry Street that goes into effect on April 1<sup>st</sup>, made by Mark Mungeam, 2<sup>nd</sup> by Jim Foran. Roll call vote – Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.
4. (53:20 TS) CRG, 105 & 123 Gilboa St (DEO #143-1042), Uxbridge Enforcement – Possible votes  
Brandon Faneuf gave an update that since the last meeting; Uxbridge Conservation Commission ratified an enforcement order against CRG requiring them to file a notice of intent for the construction in the town of Douglas. Mitch Rausch from Clayco gave a run down and update on the project and restoration plan. Todd Morey with Beals Associates just joined the meeting and talked about the issues they are having on the site and that he came from the Uxbridge Conservation meeting, and they would like to take jurisdiction of the whole site and would like them to file a notice of intent. They would like to start seeding and stabilizing the site because they believe that will resolve many

of the issues, Mr. Morey stated that Uxbridge said they would lift the cease-and-desist order to allow them to do erosion controls and stabilization work. The Commission is putting this on the agenda for April 1<sup>st</sup>.

Old Business:

5. (1:31:30 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  
Mike Mungeam recused himself from the discussion. Margaret Bacon with Allen Engineering presented revised plans and is seeking order of conditions on this project and the Zoning Board is good with the plans.  
(1:34:35 TS) Motion to close the public hearing made by Mike Greco, 2<sup>nd</sup> by Jim Foran. Roll call vote – Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.  
(1:35:00 TS) Motion to issue an order of conditions with standard special conditions as noted on the February 14 plans made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.
6. (1:36:50 TS) 7:00 PM (ANRAD – DEP #143-1090) Public Hearing Continued: Abbreviated Notice of Resource Delineation: Otwood Investment Group, LLC., 33 & 38 Caswell Court, Map 137 Lots 6 & 8 – Possible votes  
Margaret Bacon with Allen Engineering stated that they are just waiting on the peer reviewer to finish his review and the Commission and Brandon Faneuf will send over their comments and possibly take a site walk.
7. (1:39:30 TS) 7:00 PM (NOI - DEP #143-10xx) Public Hearing Continued: Notice of Intent: Deer Crossing Development LLC, Woodland Road, Map 250 Lot 6 – Possible votes  
Margaret Bacon stated that there are some paperwork issues that have to be addressed with this site. Rebecca Klos 81 Old Farm Road stated her concerns and complaints about this project specifically that they are importing sand instead of backfilling, the leech field is right up against her property line, and that she and other abutters were never notified. The Commission handed the resident the return of service for abutter notification. Margaret Bacon stated that she will do her research and clean up on the past permit before moving forward and requested it to be put on the agenda for the 13<sup>th</sup>.  
(1:55:15 TS) Motion to continue the public hearing to May 13, 2024, made by Mark Mungeam, 2<sup>nd</sup> by Jim Foran. Roll call vote – Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.
8. (1:55:55 TS) 7:00 PM (NOI – DEP #143-10xx) Public Hearing Continued: Notice of Intent: Tim & Beth Lonergan, 278 Northwest Main St (Single Family Home) Map 159 Lot 8 – Possible votes  
Margaret Bacon showed the Commission the revised plans and went through the changes to the plans. Rebecca Klos stated her opinions and opposition to this project and plans. Margaret Bacon will revise the plans to show an existing tree line and a proposed tree line and a construction sequence for the April 1 meeting.  
(2:09:55 TS) Motion to continue the public hearing until April 1, 2024, for 278 Northwest Main Street made by Mark Mungeam, 2<sup>nd</sup> by Jim Foran. Roll call vote – Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.
9. (2:11:35 TS) 7:00 PM (NOI – DEP #143-1094) Public Hearing Continued: Notice of Intent: Paul Macharia, 75 Old Farm Rd, Map 237 Lot 25 – Possible votes  
Request to continue to April 1, 2024, per applicant.  
(2:12:05 TS) Motion to continue the public hearing to April 1, 2024, for 75 Old Farm Road, made by Mark Mungeam, 2<sup>nd</sup> by Jim Foran. Roll call vote – Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.
10. (2:13:25 TS) Meeting Minutes: September 18, 2023 & October 2, 2023 – Possible votes

(2:14:15 TS) Motion to vote on the meeting minutes at the next meeting, made by Jim Foran, 2<sup>nd</sup> by Mark Mungeam. Roll call vote – Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

11. (2:15:15 TS) Conservation Signatures (allow chair to unilaterally sign vouchers) – Possible votes

Upcoming Meetings: April 1, 2024 & April 22, 2024

(2:19:05 TS) Motion to adjourn the meeting made by Joe Fitzpatrick, 2<sup>nd</sup> by Jim Foran. Roll call vote – Mark Mungeam, Jim Foran, Mike Greco, Joe Fitzpatrick all in favor.

Respectfully submitted,

Stephenie Gosselin