

APPROVED FEBRUARY 3, 2025

CONSERVATION COMMISSION
MONDAY, DECEMBER 2, 2024
RESOURCE ROOM

Attendance: Chair Mark Mungeam, Vice chair Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Matt Benoit Community Development Director, Brandon Faneuf
Conservation Agent

Mark Mungeam called the meeting to order at 6:33 pm.

Discussion:

1. (2:00 TS) 2025 Draft Meeting Schedule – Possible votes
Brandon Faneuf is requesting that the Commission change the meeting schedule to the first and third weeks of the month, the Commission went over the revisions to the schedule.
(8:35 TS) Motion to accept the meeting schedule for 2025 and keep dates the same excluding January 20, 2025, February 17, 2025, July 21, 2025, & August 18, 2025, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
2. (9:20 TS) 16 & 18 Riedell Rd – Highway Barn Location
Town Meeting approved looking into purchasing this property for the Highway Barn and Brandon Faneuf shared photos of the proposed property, created a preliminary wetland resource and permitting liability map, and went over his findings.

New Business:

3. (25:40 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, 48 Walnut St, Map 262 Lot 3.2.1 – Possible votes
Brendan Doyle recused himself from the discussion. Mark Mungeam opened the public hearing.
(26:35 TS) Motion to waive the reading of the public notice made by Jim Foran, 2nd by Kate Thompson. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
Patrick Engdahl, 48 Walnut Street is requesting to take down a tree that he is concerned about possibly falling on his house. Matt Benoit recommends the Board issue a negative determination due to the tree being a hazard but to leave the stump. Mark Mungeam declared the public hearing closed.
(30:20 TS) Motion to issue a negative RDA to cut down the tree and leave the stump for 48 Walnut Street, made by Jim Foran, 2nd by Kate Thompson. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
4. (31:15 TS) 6:30 PM (NOI – DEP #143-11xx) Public Hearing: ANRAD: Dominik Groux, 43 Perry Street, (Wetland Delineation), Map 242 Lot 17 – Possible votes
Brandon Faneuf stated the applicant asked for a continuance because there is no DEP # yet and Mr. Faneuf has not had an opportunity to visit the site.
(32:05 TS) Motion to waive the reading of the public notice made by Jim Foran, 2nd by Kate Thompson. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
Mark Mungeam opened the public hearing
(33:00 TS) Motion to continue the public hearing until December 16, 2024, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

Old Business:

5. (34:40 TS) 6:30 PM (NOI – DEP #143-1112) Public Hearing Continued: Notice of Intent: Christopher Bettencourt, 0 Perry St, (Fire Road), Map 269 Lot 13 & 14 – Possible votes
Matt Benoit stated that they received another request for a continuance from the applicant today.

(38:30 TS) Motion to continue the public hearing to December 16, 2024, for 0 Perry Street, made by Jim Foran, 2nd by Kate Thompson. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

Enforcement Orders:

6. (40:25 TS) 56 Lakeshore Drive Enforcement Order

7. Lakeshore Drive Enforcement Order

There is no update from DEP yet, and DEP did show up at the property for the site meeting and review. Brandon Faneuf stated what they talked about and talked about the site visit.

8. (42:45 TS) CRG, 105 & 123 Gilboa ST (DEP #143-1042)

Todd Morey with Beals Associates updated that all the repairs have been completed and they have an as built compiled and their office is preparing a request for an amended order of conditions to cover the repairs that have been done which was the restoration plan, he went over the testing done on the site and erosion controls. Brandon Faneuf showed photos of the site and stated that he would support removing the erosion controls at this point and lifting the enforcement order. They reviewed the original enforcement order.

(1:10:20 TS) Motion to lift the enforcement order for CRG, 105 & 123 Gilboa Street made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Mark Mungeam all in favor, Josiah Burch abstained.

Certificate of Compliance & Extensions:

9. (1:12:40 TS) Extension Request for Order of Conditions, (DEP # 143-1025), 175 & 181 Southwest Main St – Possible votes

Brandon Faneuf read and reviewed a new law passed called the Mass Leads Act that states new extension dates. The new expiration with no act of the Commission is now 2026 for this request. Lloyd Morin stated that if the Commission were willing, he would prefer the three-year extension to 2027.

(1:18:20 TS) Motion to extend for a three-year period for 175 & 181 Southwest Main Street, made by Jim Foran, 2nd by Josiah Burch. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

10. (1:21:20 TS) Request for Certificate of Compliance, (DEP #143-0343), Chris Joyal, 302 Wallum Lake Rd, Map 299 Lot 4 – Possible votes

Matt Benoit showed photos of the site and stated there is an as built from 1998 and he recommended issuing a certificate of compliance.

(1:24:25 TS) Motion to issue the certificate of compliance for 302 Wallum Lake Rd, Map 299 Lot 4, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

11. (1:25:20 TS) Request for Certificate of Compliance, (DEP #143-1062), Steven Packard, 159 Wallum Lake Rd, Map 260 Lot 9 – Possible votes

Robert Duff, the engineer for the applicant, went through everything that has been completed and that it is built to plan and showed photos of the site.

(1:30:05 TS) Motion to issue the certificate of compliance for Steven Packard, 159 Wallum Lake Road, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

12. (1:31:40 TS) Request for Certificate of Compliance, (DEP #143-1041), Town of Douglas Water/Sewer, North St, Gilboa St & NE Main St, Map 138 Lot 44 – Possible votes

Bob Minarik Economic Development updated the Commission on the grant closeouts for this project. There was a lengthy discussion about a change to the plans regarding the driveway.

(1:46:40 TS) Motion to approve the certificate of compliance for Town of Douglas Water/Sewer, North St, Gilboa St & NE Main St, Map 138 Lot 44, made by Jim Foran, 2nd by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, all in favor.

13. (1:49:20 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.

Brandon Faneuf brought up a complaint about 33 and 34 Caswell Court regarding an ANRAD and beaver dam issue and showed photos of the property and the disturbance. Mr. Benoit stated that the Commission can ask permission to go on the property or they can do an administrative search warrant for the significant enforcement issues. The Commission discussed having a letter sent to the property owner requesting they come in before the Commission to discuss the matter further.

14. (2:03:00 TS) Meeting Minutes: April 1, 2024 & April 22, 2024 – Possible votes

(2:05:00 TS) Motion to approve the meeting minutes of April 1, 2024, as amended, made by Jim Foran, 2nd by Josiah Burch. Roll call vote – Jim Foran, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

(2:09:20 TS) Motion to approve the meeting minutes of April 22, 2024, as amended, made by Jim Foran, 2nd by Josiah Burch. Roll call vote – Jim Foran, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

(2:10:20 TS) Motion to adjourn the meeting at 8:43 pm, made by Jim Foran, 2nd by Josiah Burch. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin