

CONSERVATION COMMISSION  
MONDAY, JANUARY 6, 2025  
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 6:32 pm.

1. (0:35 TS) Meeting Minutes: October 7, 2024, October 21, 2024, & November 4, 2024 – Possible votes  
(1:05 TS) Motion to approve the October 7, 2024, meeting minutes as written, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Mark Mungeam all in favor.  
(2:25 TS) Motion to approve the October 21, 2024, meeting minutes as amended, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Mark Mungeam all in favor.  
(3:25 TS) Motion to approve the November 4, 2024, meeting minutes as amended, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch all in favor.
2. (3:55 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, 1 B Street, Map 142 Lot 132 (Barn Demo) – Possible votes  
(4:15 TS) Motion to waive the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.  
Matt Benoit read into the record the letter from the applicant's representative that he received today, which is now on record, the applicants representative stated their apologies for not being able to attend the meeting explained the need for the barn removal. Matt Benoit showed photos of the site (pre-and-post removal) and that the barn has already been removed, so this is an after the fact filing because the building department declared it a public safety issue. Mark Mungeam declared the hearing closed.  
(13:00 TS) Motion to for a negative RDA determination for 1 B Street, Map 142 Lot 132 barn demo, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
3. (13:45 TS) 6:30 PM (OOC Amendment – DEP #143-1042) Public Hearing: Order of Conditions Amendment: The Cubes at Gilboa, Gilboa Street, (Storm/water & Infrastructure Correction), Map 139 & 140 Lot 1 & 9 – Possible votes  
(14:15 TS) Motion to waive the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor. The public meeting is now open.  
Devon Howe with Beals Associates on behalf of the owner and applicant CRG Integrated Real Estate requesting an amendment to the order of conditions. Mr. Howe did an overview of the project and went over the minor alterations to the stormwater, Brandon Faneuf stated that he believes all the changes have been positive changes and could be approved under an amendment. Mark Mungeam closed the public hearing.  
(28:25 TS) Motion to approve the amendments to DEP #143-1042, order of condition amendments for the Cubes at Gilboa for storm water and infrastructure correction, made by Jim Foran, 2<sup>nd</sup> by Mike Greco.  
There was a brief discussion about the standard special conditions for the project.

- (32:05 TS) Amend the motion to include standard special conditions with the long-term operation maintenance plan and with the conditions that are already in place, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Mark Mungeam all in favor, Josiah Burch abstained.
4. (34:20 TS) Request for Certificate of Compliance, (DEP #143-1045), Richard Cherrier, 22 Conservation Drive, Map 145 Lot 13 – Possible votes  
Rob Cherrier, Richard Cherrier's son for Lackey Dam Properties seeking a certificate of compliance. Matt Benoit did a site walk in December and showed photos of the site and recommended issuing a partial certificate of compliance until the grass has grown.  
(39:45 TS) Motion to issue a partial certificate of compliance until the grass grows in for DEP #143-1045, 22 Conservation Drive, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
5. (41:35 TS) Request for Certificate of Compliance, (DEP #143-1073), Bay State Trail Riders, Maple Street, Map 190 Lot 6 – Possible votes  
Becky Kalagher with Bay State Trail Riders Association requesting a certificate of compliance for two bridges and a finished trail. Matt Benoit showed photos of the trail and recommended a full certificate of compliance.  
(44:10 TS) Motion to issue a certificate of compliance for DEP #143-1073 for Bay State Trail Riders, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
6. (45:20 TS) Request for Certificate of Compliance, (DEP #143-207), Gerald LeClaire, 60 Northwest Main Street, Map 186 Lot 1 – Possible votes  
Gerald LeClaire requesting a certificate of compliance, Matt Benoit stated that this is from 1990, and he showed the original plan and photos of the property.  
(48:40 TS) Motion to approve the certificate of compliance for DEP #143-207, 60 Northwest Main Street, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
7. (51:00 TS) Conservation Commission Property – Review and Initiatives  
Matt Benoit sent the members a map with all the commission lands identified. The Commission and Becky Kalagher had a lengthy discussion about some of the properties and possible ideas for the use of them.

Upcoming Meetings: February 3, 2025 & March 3, 2025

(1:16:30 TS) Motion to adjourn the meeting made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin