

CONSERVATION COMMISSION  
MONDAY, OCTOBER 7, 2024  
RESOURCE ROOM

Attendance: Chair Mark Mungeam, vice chair Jim Foran, Kate Thompson, Mike Greco, Brandon Faneuf Conservation Agent, Matt Benoit Community Development Director

Absent: Brendan Doyle, Josiah Burch (both excused)

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

1. (0:45 TS) Meeting Minutes: July 15, 2024  
Discussion is moved to the end of the meeting.

New Business:

2. (1:20 TS) 6:30 PM (NOI – DEP #143-11xx) Public Hearing: Notice of Intent: Town of Douglas Water/Sewer, 59 Depot St & Depot St ROW, (Water Main Improvements) Map 169 Lot 54 – Possible votes

(1:30 TS) Motion to waive the public hearing reading made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

Michelle Simoneau, with Stantec representing the Water/Sewer Department, and Bob Sullivan, the systems manager of the Water/Sewer Department joined the meeting. Ms. Simoneau presented the Depot Street project and details of the project that involves the installation of approximately 43 linear feet of 12-inch ductile iron water main installed within the paved right of way of Depot Street. She showed plans and photos of the proposed site work area. Dave Glenn with Stantec went over the stormwater management, Brandon Faneuf's suggestions for special conditions are as follows: to include stormwater standard number 8 & 9, and for the Conservation Agent to pick the species and location of the trees. The Commission must continue the hearing because they do not have a DEP # yet.

(33:30 TS) Motion to continue the public hearing for Water/Sewer project for Depot Street to October 21, 2024, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

3. (34:35 TS) 6:30 PM (NOI – DEP #143-1113) Public Hearing: Notice of Intent: Kyle & Crystal Genesse, 122 Walnut St, (Single Family) Map 274 Lot 7.2 – Possible votes  
The proposed work involves the replacement of an existing culvert, widening of an existing driveway, grading and utilities. Karen Keegan with Allen Engineering presenting plans and the project. An Order of Conditions was issued on this property in 2005, but nothing was ever built on the property. Brandon Faneuf showed photos of the site, and the Commission and Brandon Faneuf discussed at length the trees being removed and what type to have replace them.

(52:50 TS) Motion to continue the public hearing to October 21, 2024, for 122 Walnut Street, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

Old Business:

4. (53:25 TS) 6:30 PM (RDA) Public Meeting Continued: Request for Determination of Applicability, 4 Birch St, Map 159 Lot 56 (Response to Enforcement Order) Warren Taft – Possible votes

Warren Taft, the applicant spoke about how he was going to stabilize the area disturbed, and the Commission discussed the RDA for the stairs and the stabilization.

(1:02:35 TS) Motion to close the public hearing made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

(1:03:10 TS) Motion to issue a negative RDA3 for 4 Birch Street for the stairs with the condition of stabilizing the area at the bottom of the stairs with loam and seeded by October 14<sup>th</sup>, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

5. (1:04:45 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

Applicant requested a continuance to October 21, 2024.

(1:04:55 TS) Motion to continue the public hearing to October 21, 2024, for 0 Perry Street, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

6. (1:06:20 TS) 6:30 PM (NOI – DEP #143-11xx) Public Hearing Continued: Notice of Intent: Anthony & Denise Brookhouse, 35 Wallis St, (Single Family), Map 185 Lot 10 – Possible votes

Mark Allen with Allen Engineering representing the applicants, handed out a letter from an arborist about taking down the proposed trees, and showed plans. Brandon Faneuf showed photos of the site, they discussed the boulder retaining wall, and he read Ken Frasier the building inspector's letter about the wall and needing a building permit for them. Mark Allen stated that they are hoping to leave the boulders as they are and apply for a building permit for the retaining walls that exceed the 4 feet in height.

(1:36:40 TS) Motion to continue the public hearing for 35 Wallis Street to October 21, 2024, for a DEP #, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

#### Enforcement Orders:

7. (1:38:30 TS) Lakeshore Drive Enforcement Order – Brandon Faneuf read the amended enforcement order about the boulders removed from the pond and showed the OHI plan. Glenn Wood counsel for the Moran's joined remotely

(1:54:20 TS) Motion to approve the amended enforcement order language and that a preconstruction meeting is required with 72 hours' notice and a construction completion inspection by Brandon Faneuf, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor. Glenn Wood and Scott Rolfe with OHI Engineering presented a PowerPoint highlighting the ongoing concerns of the erosion from up gradient water runoff flow and would like to see if the Commission would engage with DEP and help find a long-term fix for this situation. Dave Cahill expressed his disagreement with the presentation on where the water is coming from, there was back and forth discussion about the erosion and water flow issues on this property. The Commission has agreed to have Brandon Faneuf contact DEP to get some help in settling this matter and fix the issues.

(2:31:10 TS) Motion to authorize Brandon Faneuf to reach out to DEP for reasons discussed for Lakeshore Drive, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

8. (2:32:40 TS) Request for Certificate of Compliance, (DEP #143-1085), Jessica Bengston, 11 & 17 Potter Rd, Map 136 Lot 8 & 9 – Possible votes

Brandon Faneuf stated that the as built was missing and it has been submitted and it meets the requirements and recommends issuing a partial certificate of compliance.

(2:35:20 TS) Motion to approve a partial certificate of compliance for 11 & 17 Potter Road with 2 years of inspections, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

9. (2:37:00 TS) Request for Certificate of Compliance, (DEP #143-1099), Judy & Daniel Russell, 90 Island Rd Map 159 Lot 62 – Possible votes  
Matt Benoit showed photos of the site for the septic and stabilization, and he recommends issuing a certificate of compliance.  
(2:39:40 TS) Motion to issue the certificate of compliance for 90 Island Road, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.
10. (2:40:20 TS) Request for Certificate of Compliance, (DEP #143-0572), Timothy Nealon, Old Farm Rd / Woodland Rd, Map 237 Lots 5-27 & Map 238 Lots 24-41 – Possible votes  
Jack Kneeland with Deer Crossing Development explained they are looking to close this DEP # and open a new one to address the second wetland crossing. The Commission will table this decision to the next meeting to find some prior information and documentation on it.
11. (2:54:30 TS) Meeting Minutes: July 15, 2024  
(2:56:05 TS) Motion to approve the July 15, 2024, meeting minutes as amended, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.
12. (2:56:45 TS) Mail/Orders to be signed – Letter from Open Space  
The Open Space Committee is looking for the Commissions support for the Community Preservation Act.  
(2:57:10 TS) Motion to give a letter of support to the Open Space for the Community Preservation Act, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

Upcoming Meetings: October 21, 2024 & November 4, 2024

(2:57:55 TS) Motion to adjourn the meeting made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Kate Thompson, Mike Greco, Mark Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin