

APPROVED 5/19/2025

CONSERVATION COMMISSION  
MONDAY, MARCH 3, 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 6:30 pm.

1. (0:40 TS) Meeting Minutes: January 6, 2025 – Possible votes  
(3:20 TS) Motion to approve the meeting minutes of January 6, 2025, as amended, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.

New Business:

2. (4:15 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability: Joel Considine, 20 Northwest Main St, Map 198 Lot 71 (Pool Pavilion) – Possible votes  
The applicant Joel Considine joined the table to discuss the proposed construction of a 12 x 16 pool pavilion in the back behind the pool within the 100-foot buffer. Matt Benoit stated that in error he approved the pool permit when the house permit was submitted, now they are wrapping the pool in with the pool pavilion in this RDA for a paper trail. Mr. Benoit showed photos of the site.  
(15:20 TS) Motion to waive the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.  
(15:45 TS) Mark Mungeam declared the meeting closed.  
(15:50 TS) Motion to issue a negative RDA for 20 Northwest Main Street and to refresh the erosion controls made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.
3. (17:50 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability: Jacob Bloniasz, 125 LedgeStone Rd, Map 110 Lot 11 (Deck) – Possible votes  
(18:10 TS) Motion to waive the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.  
Jake Bloniasz 76 Manchaug Street, and updated the project status, and the special permit approved in 2023 did not include the deck. There was lengthy discussion about whether the commission thinks it should be an amended Notice of Intent or a request for determination and Brandon Faneuf explained the difference. Marci LeBlanc on SW Main St stated that she feels the deck should be official and on the books and voiced her concerns about runoff and stairs going to the water from the deck. Mark Mungeam declared the meeting closed.  
(39:35 TS) Motion to issue a positive RDA for 125 LedgeStone Road and to submit an amendment to the order of conditions made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Mike Greco, Mark Mungeam, Jim Foran in favor, Brendan Doyle and Josiah Burch opposed. The motion passes.
4. (42:20 TS) 6:30 PM (NOI – DEP #143-11xx) Public Hearing: Notice of Intent: Michael DeCaro, 120 Gilboa Street, Map 138 Lot 43.1 (Soil Remediation) – Possible votes  
(42:45 TS) Motion to waive the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.

Gary Magnison the engineer talked about a small remediation of PFAS and showed a map of the parcel of land. They took 80 samples of soil on the property and 1 sample had PFAS above the applicable standard that Mass DEP has published and the only way to remove it is to dig it out and dispose of it and replace the soil and talked about the rest of the remediation and revegetation, etc. Brandon Faneuf wanted Mr. Magnison to find out if this is something that can be completed by the next meeting in two weeks or if they should continue this until April.

(1:10:55 TS) Motion to continue to March 17, 2025, at 6:30 pm for 120 Gilboa Street, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.

#### Old Business:

5. (1:11:50 TS) 6:30 PM (RDA) Public Meeting Continued from 12/16/2024: Request for Determination of Applicability, 34 Grove Street, Map 161 Lot 45 – Possible votes  
Applicant Requested Continuance  
(1:12:55 TS) Motion to continue to April 7, 2025, for 34 Grove Street, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.
6. (1:13:30 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  
The applicant is asking for another 90-day continuance which would push it out to June 2, 2025.  
(1:14:10 TS) Motion to continue the public hearing until June 2, 2025, at 6:30 pm for 0 Perry Street, made by Jim Foran, 2<sup>nd</sup> Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.

#### Enforcement Orders

7. (1:16:00 TS) 56 Lakeshore Drive Enforcement Order
8. Lakeshore Drive Enforcement Order  
Matt Benoit stated that they have not received an affirmative update from DEP in writing but are anticipating a response soon.

#### Certificate of Compliance & Extensions

9. (1:18:20 TS) Request for Certificate of Compliance, (DEP #143-0932), Eliezer Silva, 69 Woodland Road, Map 237 Lot 22 – Possible votes  
The commission is requesting an as built and a letter from the engineer confirming the project was built in substantial compliance with the approved site plan and order of conditions.  
(1:23:20 TS) Motion to continue 69 Woodland Road, to March 17, 2025, made by Josiah Burch, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.
10. (1:25:10 TS) Request for Certificate of Compliance, (DEP #143-1042), Beals Associates, The Cubes, 123 Gilboa Street, Map 139 Lot 1 – Possible votes  
Brandon Faneuf showed photos of the site and stated that the site looks really good, and the only deficiency is that the erosion controls are still in place.  
(1:29:35 TS) Motion to continue The Cubes 123 Gilboa Street to March 17, 2025, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.
11. (1:30:30 TS) Conservation Commission Property – Review and Initiatives  
Josiah Burch walked the Cummings Court property, and they talked about having the boundary lines marked, he also walked the Keegan property, and the Open Space Committee is working on making a parking lot at this site.
12. (1:35:50 TS) Stormwater Bylaw – Possible votes

Les Stevens the chair of the Stakeholder Committee explained what the committee's purpose was and who was on it and what they were charged with accomplishing for the town to comply with the state laws and regulations. He showed the commission what is going to be presented at town meeting and approved by the Planning Board already. Mr. Stevens is looking for the commission to support the drafted bylaw.

(1:57:10 TS) Motion to vote to recommend support the stormwater by law made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.

13. (1:57:55 TS) Budget Request – Decide on amount for Annual Town Meeting – Possible votes  
The commission discussed back and forth what amount they would like to bring to town meeting for the budget.

(2:06:45 TS) Motion to request \$5,000.00 for the budget at annual town meeting, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Roll call vote – Brendan Doyle, Mike Greco, Mark Mungeam, Jim Foran in favor, Josiah Burch opposed.

14. (2:11:20 TS) Mail – Letter from DCR for Dam Funding and Letter from BV Logistics new owner

15. (2:12:25 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.

Mark Mungeam and Josiah Burch attended the conference for Conservation Commissions annual meeting at Holy Cross the other day and he talked about what talks he attended and what he learned.

(2:21:50 TS) Motion to adjourn the meeting made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam, Jim Foran all in favor.

Respectfully submitted,

Stephenie Gosselin