

CONSERVATION COMMISSION  
MONDAY, APRIL 7, 2025  
RESOURCE ROOM

Attendance: Chair Mark Mungeam, vice chair Jim Foran, Kate Thompson, Josiah Burch

Absent: Brendan Doyle, Mike Greco

Mike Mungeam called the meeting to order at 6:32 pm.

1. (0:45 TS) Request for Certificate of Compliance, Continued, (DEP #143-1042), Beals Associates, The Cubes, 123 Gilboa Street, Map 139 Lot 1 – Possible votes  
Todd Morey with Beals Associates representing CRG and stated that the request of the commission for the erosion controls to be removed was completed and the site looks very good, he showed photos of the site. Samantha Carew is sitting in for Brandon Faneuf. The Conservation Agent with Ecosystems Solutions, Inc. did a site inspection and stated it looks good and stable and recommends a complete certificate of compliance.  
(3:30 TS) Motion to issue a certificate of compliance for The Cubes at Gilboa, 123 Gilboa Street, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.
2. (4:35 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Sandra Bradley, 63 Depot St, (Pool) Map 169 Lot 52 – Possible votes  
(4:55 TS) Motion to wave reading of the public notice made by Jim Foran. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.  
Samantha showed photos of the site and recommends a negative determination, and it is within existing lawn. The commission members would like to have the applicants speak as the proposal is within 50 feet of the buffer zone.
3. (8:55 TS) 6:30 PM (OOC Amendment – DEP #143-1083) Public Hearing: Order of Conditions Amendment: Jacob Bloniasz, 125 LedgeStone Rd, (Deck Addition), Map 110 Lot 11 – Possible votes  
(9:20 TS) Motion to wave the reading of the public notice made by Jim Foran, 2<sup>nd</sup> Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.  
Jake Bloniasz 76 Manchaug Street joined the table and is back with an amendment to the order of conditions, and went through the project details of building an 8 x 28-foot deck on the back of the house on the waterside. Sam showed photos of the site, Brandon Faneuf and she discussed it, and it is within existing disturbed area, so they do not have any comments on it and recommend approving the amended order of conditions.  
(24:15 TS) Motion to close the public hearing made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.  
(24:35 TS) Motion to approve the order of conditions amendment for 125 LedgeStone Road, for Jake Bloniasz with the conditions of having the footings and stairs no closer than 20 feet from the high-water mark, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.
4. (26:40 TS) 6:30 PM (OOC Amendment – DEP #143-1014) Public Hearing: Order of Conditions Amendment: Edward McClain, 34 Grove St, (Restoration Plan), Map 143 Lot 2 – Possible votes  
Margaret Bacon with Civil Site Engineering representing the applicant and requested an amendment to an existing previous permitted project, and she went over the plan changes. The applicant had an arborist out to look at some trees and had 69 trees removed that he had

determined to be hazardous to the house and the applicant did not realize he needed to get a permit for the removal of the trees, all the stumps are still there. Ms. Bacon went over the proposed landscaping plan to replace some trees taken down for restoration. Sam did a site visit and showed photos of the site. The commission members discussed at length what they would like to see done for the restoration and plantings for the site.

(1:02:00 TS) Motion to close the public hearing made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.

(1:02:35 TS) Motion to approve the order of conditions amendment for restoration plan for 34 Grove Street, with the conditions to revise the plant list from cultivar to completely native and increase the replication are in the front of the house to a minimum of 2500 square feet, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.

5. (1:04:30 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

(1:05:20 TS) Motion to wave the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.

Edward McClain 34 Grove Street, requested to withdraw the RDA.

(1:06:00 TS) Motion to withdraw the RDA. No motion made to withdraw RDA. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.

6. (1:06:20 TS) Lakeshore Drive Enforcement Order

Bob Moran 56 Lakeshore Drive stated that there is nothing new to add now until DEP responds.

7. (1:07:15 TS) Request for Certificate of Compliance (DEP #143-1044), Joseph Taylor, Adjacent to Wallis St Parking Area, Map 184 Lot 2 – Possible votes

Becky Gallagher 24 Glen Street and stated that this was a trail project that they put a bridge in on Red Pine Trail and it is completed and looking for a certificate of compliance. Sam showed the plans and photos of the site, and their only comment is they need a letter from the engineer stating that everything has been built in substantial compliance with the order of conditions in order to approve the order of conditions.

(1:13:15 TS) The commission went back to item number 2 - 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Sandra Bradley, 63 Depot St, and (Pool) Map 169 Lot 52 – Possible votes

(1:14:00 TS) Motion to continue the public meeting for RDA for Sandra Bradley, 63 Depot Street to April 28, 2025, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.

8. (1:14:45 TS) Possible Violation – 190 Perry Street, Map 269 Lot 1 – Possible votes

Chris Bettencourt, 41 Mystic Valley Lane, Uxbridge, along with John Grenier with JM Grenier Associates and Matt Watsky counsel for the applicant. There has been sediment from the road washing into the wetlands off Perry Street and Sam showed photos of the site and showed a conceptual plan to install a basin up the street to stop this in the future. Mr. Bettencourt went into an explanation of work he has done and what he has not done and what he has been authorized by the town to do, and that he has proof that the flow is something that has been known by the town for many years and they are coming up with an overlay to help this issue. They discussed having erosion controls put in place and not do major work at this point like a basin. They had a lengthy discussion on what the next steps are and what Mr. Bettencourt should start with. The commission would like to be able to get all the boards and commissions that have an impact with this development to come up with a solution town wide.

9. (2:00:45 TS) DEP Superseding Determination of Applicability – Positive – 206 West Street – Possible votes  
Victoria Ruocco and Keegan Vansicklen 206b West Street joined the table for the discussion of next steps. DEP appealed the commission's approval and negative determination and now the applicants have to do a notice of intent.
10. (2:13:00 TS) Meeting Minutes: February 3, 2025 – Possible votes  
(2:13:05 TS) Motion to postpone the meeting minutes to the next meeting on April 28, 2025, made by Jim Foran, 2<sup>nd</sup> by Kate Thompson. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.
11. (2:13:25 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.  
Sam made the commission aware of a complaint that came in to the Conservation department that there were trees being removed at 77 Davis Street, and she showed photos of the site and when she visited the site found that it was outside the commission's jurisdiction and that it will have to go to the town because it is town property.  
  
(2:15:35 TS) Motion to adjourn the meeting made by Josiah Burch, 2<sup>nd</sup> by Jim Foran. Rollcall vote – Jim Foran, Kate Thompson, Josiah Burch, and Mark Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin