

CONSERVATION COMMISSION
MONDAY, JUNE 2, 2025
RESOURCE ROOM

Attendance: Chair Mark Mungeam, Vice Chair Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, Sam Carew (Ecosystems Solutions)

Mark Mungeam called the meeting to order at 6:38 PM.

1. (0:50 TS) Reorganization
Jim Foran nominated Mark Mungeam for chairperson and Kate Thompson 2nd, all the members voted in favor.
Mark Mungeam nominated Jim Foran for vice chair and Brendan Doyle 2nd, all the members voted in favor.
2. (2:20 TS) 6:30 PM (NOI – DEP #143-1119) Public Hearing: Notice of Intent: Hayward Landing Associates, 26 North Street, (Retaining Wall/Parking Lot Repair/Replacement), Map 141 Lot 5 – Possible votes
The applicant requested a continuance and stated that they were not aware they had to adhere to Massachusetts Stormwater Standards for this. The applicant is creating their stormwater checklist and an operation and maintenance plan.
(3:15 TS) Motion to waive the reading of the public notice made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Josiah Burch all in favor.
(3:50 TS) Motion to continue the public hearing to June 16, 2025, made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Josiah Burch all in favor.
3. (4:25 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Kathleen Sugrue-Richards, 36 Marilyn Drive, (Wood Retaining Wall) Map 242 Lot 3 – Possible votes
(5:50 TS) Motion to waive the reading of the public notice made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Josiah Burch all in favor.
The applicant stated that they are putting in a basement door and need to put up walls to stop the dirt from falling in on the door area. Sam Carew showed photos of the site, the work was already started because the applicant was not aware they needed a permit.
(9:10 TS) Motion to close public hearing made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Josiah Burch all in favor.
(9:25 TS) Motion for a negative determination of applicability for 36 Marilyn Drive, made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Josiah Burch all in favor.

4. (11:15 TS) 7:00 PM (NOI – DEP #143-11xx) Public Hearing: Notice of Intent: Jason & Alice Randor, 284 Northwest Main St, (Single Family Home), Map 159 Lot – Possible votes
(11:50 TS) Motion to waive the reading of the public notice, made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Josiah Burch all in favor.
Karen Keegan with Allen Engineering gave an overview of the project; the lot has an existing cottage, garage concrete slab, driveway, well and a cesspool and the applicant is proposing to construct a three-bedroom home, on-site sewage disposal system, paved driveway and associated grading while leaving the existing structure and existing well and remove the concrete slab. The items within the 100-foot buffer zone are the proposed septic system newer water line from the existing well and associated grading. Sam Carew showed the plans, and Karen Keegan went over the details and measurements on the plans. The Zoning Board requested that the proposed house be smaller and that they remove the existing cottage. The applicant is willing to remove the structure if they are allowed to put in a gazebo or some sort of sitting area in place of the cottage. Sam Carew showed photos of the site, suggested adding to the plans the construction phasing, and went over some conditions that they suggest being added when it is ready to be approved.
(32:00 TS) The Randors joined the meeting remotely to answer any questions. This will be continued because they do not have a DEP # to be able to close it.
(35:00 TS) Motion to continue the public hearing to the next meeting on June 16, 2025, made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Josiah Burch all in favor.

5. (36:00 TS) 6:30 PM (RDA) Public Meeting Continued: Request for Determination of Applicability, Clarissa Jeffery, 182 Southwest Main St, (Path/Shed Pad) Map 226 Lot 13 – Possible votes
Ecosystems Solutions was asked by the commission to go to the site and put up some flags to see how close the work was going to be to the wetlands. Sam Carew went out and hung 4 flags and she showed photos of the site. Clarissa Jeffery, the excavation contractor, went over the applicant's prosed work of stone being laid and a 20x20 pad for a future shed and a 15-foot-wide path to the pad. The commission members discussed the prosed project and whether they want to approve or not approve this project. The commission asked if Ms. Jeffery could ask the applicant if he would reduce the path width to 10 feet and the stone slab to 15x15. The conditions the commission decided on is to install an erosion control barrier no closer than 45 feet from the edge of the wetland, with the limit of work to be no closer than 45 feet, the disturbed area or work area to be no wider than 15 feet on the path and 20 x 20 feet on the stone pad.

(1:06:05 TS) Motion for a recommendation for a negative determination for 182 Southwest Main Street with the conditions for the erosion controls stay at 45 feet, the work area stay contained in the 400 square foot pad, and the path no wider than 15 feet, made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Mark Mungeam all in favor and Josiah Burch not in favor.

6. (1:08:50 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
Sam Carew updated that they have not received any revised plans or updates so it will need to be continued.
(1:10:35 TS) Motion to continue this to August 11, 2025, made by Jim Foran, 2nd by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, and Josiah Burch all in favor.

7. (1:11:40 TS) 218 Northwest Main Street Discussion- Update
The property owner wanted to update the commission that she is following her determination of applicability as how it should be. This project was that trees had been cut down and she is replanting shrubs in their place.

8. (1:18:00 TS) Review of General Condition
Mark Mungeam has suggested that the commission review the town's conditions and review other towns to compare and update the Town of Douglas' conditions because it has been a while since that has been done.

9. (1:30:15 TS) Meeting Minutes: April 7, 2025 – Possible votes
(1:36:25 TS) Motion to approve the meeting minutes for April 7, 2025 as amended, made by Jim Foran, 2nd by Mike Greco. Rollcall vote- Jim Foran, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

Upcoming Meetings: June 16, 2025 & July 7, 2025

(1:38:15 TS) Motion to adjourn the meeting made by Josiah Burch, 2nd by Jim Foran. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin