

CONSERVATION COMMISSION  
MONDAY, JUNE 16, 2025  
RESOURCE ROOM

Attendance: Chair Mark Mungeam, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Samantha Carew (Ecosystems Solutions)

Absent: Vice chair Jim Foran

Mark Mungeam called the meeting to order at 6:35.

1. (0:30 TS) 6:30 PM (NOI - DEP #143-11xx) PUBLIC HEARING: Notice of Intent: Douglas Highway, Maple Street & ROW, (Road/Drainage Improvements), Map/Lot NA - Possible votes  
Dave Plant from Stantec and Lori Benoit Wetland Scientist and regulatory specialist with Stantec, Lori Benoit showed slides of the project and went over the details and impacts. The two main objectives of this project design itself are (1) replacement of the existing 36-inch corrugated metal pipe (2) to correct the issues with flooding at two existing properties and install two catch basins and regrading, etc. The project does meet most of the performance standards and what it cannot meet in full; it meets to the greatest extent practical. There was a lengthy discussion on what the project involves between the commission, Stantec representatives and the highway superintendent Adam Furno.  
(38:15 TS) Motion to continue to the meeting on July 7, 2025, made by Brendan Doyle, 2nd by Mike Greco. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.
2. (39:30 TS) 6:30 PM (NOI – DEP #143-1119) PUBLIC HEARING CONTINUED: Notice of Intent: Hayward Landing Associates, 26 North Street, (Retaining Wall/Parking Lot Repair/Replacement), Map 141 Lot 5 – Possible Votes  
Nancy Marshall representing Hayward Landing went over the project, which includes the repair of two existing timber retaining walls, and she went through the details of the proposed work and phases and timeframes and showed the plans. Sam Carew's concern was the proximity of the wall to the river, and she would recommend a pre-construction meeting as a condition to make sure the erosion controls look good. Sam would also suggest they include the long-term operation and maintenance plan as a special condition.  
(1:09:30 TS) Motion to close the public hearing made by Mike Greco, 2<sup>nd</sup> by Josiah Burch. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, and Kate Thompson all in favor.  
The commission members went over the conditions to be set.  
(1:12:55 TS) Motion to approve the notice of intent for the proposed retaining wall repair for Hayward Landing at 26 North Street with the special conditions as follows: a pre-construction meeting including reviewing the checklist, to include the operations and maintenance plan, and the construction period pollution prevention and sedimentation plan, made by Brendan Doyle, 2<sup>nd</sup> by Kate Thompson. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.
3. (1:15:25 TS) 6:30 PM (NOI – DEP #143-1120) PUBLIC HEARING CONTINUED: Notice of Intent: Jason & Alice Randor, 284 Northwest Main St, (Single Family Home), Map 159 Lot 9 – Possible Votes  
Mark Allen with Allen Engineering representing the Randors and went through the changes requested by the Conservation Commission and the Zoning Board of Appeals with the revised

plans shown at the meeting. The commission discussed what conditions they would like to see at the next meeting.

(1:41:45 TS) Motion to continue the public hearing to August 4, 2025, made by Josiah Burch, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.

4. (1:42:50 TS) Lakeshore Drive Enforcement Order  
There are not new updates for this agenda item.
5. (1:43:35 TS) Request for Certificate of Compliance (DEP #143-1066), Seth & Barbra Van Essendelft, 83 Island Road, Map 174 Lot 2 – Possible votes  
Barbara Van Essendelft the applicant and Jason Clough with DiPrete Engineering and stated they have an as-built. Sam Carew stated that Brandon Faneuf did a site visit and said it looked stabilized, and the only outstanding item was for the erosion controls to be removed, which has since been done.  
(1:50:00 TS) Motion to issue a certificate of compliance for DEP #143-1066, 83 Island Road, made by Brendan Doyle, 2<sup>nd</sup> by Kate Thompson. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.
6. (1:51:35 TS) Cease & Desist – 23 Smith Hill Way – Possible votes  
Sam Carew stated that they received a complaint about some stone or masonry along the bank of the pond and showed photos. They ordered a cease and desist, and asked the homeowner to attend the meeting to discuss the work. George and Sandy Kuipers, 23 Smith Hill Way explained that they were not aware they were in violation for dry stacking stones to preserve the area and prevent erosion, had they known they would have come before the board, and they apologized. The commission stated that they must file a notice of intent for the work already done and future work, the Kuipers invited the members to come take a site visit.
7. (2:11:50 TS) Martin Road Lots 1-4 – Minor Site Change – Possible votes  
Scott Goddard explained what the changes are to the plans for each lot, and he will see how the commission would like to proceed with the changes. There was a lengthy discussion about the changes, other things the commission would like to see on the plans, and if some of the changes are considered minor.  
(2:35:50 TS) Motion to accept the proposed minor changes for what was permitted as Lot 1 and currently listed as Lot 2, DEP #143-1096, made by Brendan Doyle, 2<sup>nd</sup> by Kate Thompson. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.  
(2:38:20 TS) Motion to accept the proposed minor changes for what was permitted as Lot 2 and currently listed as Lot 1, DEP #143-1097, made by Brendan Doyle, 2<sup>nd</sup> by Kate Thompson. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.  
(2:39:05 TS) Motion to accept the proposed minor changes for Lot 3, DEP #143-1100, with the addition of having the split rail fence only on the pond side of the lot with signs on the fence, made by Brendan Doyle, 2<sup>nd</sup> by Kate Thompson. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.  
(2:40:45 TS) Motion to accept the proposed minor changes for Lot 4, DEP #143-1101, with the fence adjacent to the pond side with signs included, made by Brendan Doyle, 2<sup>nd</sup> by Kate Thompson. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.
8. (2:42:30 TS) Meeting Minutes: April 28, 2025 – Possible votes  
(2:42:50 TS) Motion to approve the meeting minutes of April 28, 2025, as written, made by Kate Thompson, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.

9. (2:43:25 TS) Open session for topics not reasonably anticipated 48 hours in advance of the meeting.

Last meeting there was a brief discussion about Kate Thompson becoming a full member instead of an alternate. Sam Carew looking into it and talked to Brandon Faneuf about it and the issue is with having an even number of members and if a vote is split down the middle, the vote automatically does not pass.

Upcoming Meetings: July 7, 2025 & August 4, 2025

(2:48:15 TS) Motion to adjourn the meeting at 9:20 pm, made by Josiah Burch, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote - Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, and Mark Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin