

CONSERVATION COMMISSION
MONDAY, JULY 7, 2025
RESOURCE ROOM

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

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

(0:45 TS) Meeting Minutes: May 19, 2025 – Possible votes
Deferred to the end of the meeting.

1. (1:00 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Andrew Paine, 173 West Street, (Septic Repair) Map 145 Lot 31 – Possible votes
Margaret Bacon with Civil Site Engineering representing Andrew Paine and presented the plans to the commission for the proposed septic repair, and this has been approved by the Board of Health. Sam Carew showed photos of the site and where the proposed septic will go, Brandon Faneuf the Conservation Agent and her do not have any concerns with this and the leech field is outside of the 50-foot buffer zone, and they recommend a negative determination. Josiah Burch recused himself, as he is the applicant's neighbor.
(11:20 TS) Motion for a negative determination of applicability for 173 West Street, (Septic Repair) Map 145 Lot 31, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Mark Mungeam all in favor.
2. (13:00 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Cynthia Prockette, 44 Ridge Trail, (Septic Repair) Map 131 Lot 17 – Possible votes
Margaret Bacon with Civil Site Engineering representing Cynthia Prockette and presented the plans for the septic repair and went over the details of the project and has already been approved by the Board of Health. Sam Carew showed photos of the site, found no issues with this, and recommended a negative determination.
(19:55 TS) Motion for a negative determination of applicability for 44 Ridge Trail, (Septic Repair) Map 131 Lot 17 with the condition there be no stock piling on the property, made by Jim Foran, 2nd by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
3. (22:00 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Aaron Socrat, 49 Lindbergh Ave, (Addition) May 227 Lot 20 – Possible votes
Aaron Socrat spoke about his proposed addition and went over the details of the project. Sam Carew showed photos of the site and where the addition is proposed and where the hot tub is proposed to be put, and the only comment she had is that the addition is going to be within the 50 foot no build zone, but it is previously disturbed. It is up to Mr. Socrat to explain to the commission why he believed there would be no adverse impacts to resource areas by building this within the 50-foot no-build zone. Mr. Socrat explained that it is all within existing lawn, and Ms. Carew stated that she would recommend a negative determination.
(33:50 TS) Motion for a negative determination of applicability for 49 Lindbergh Ave, (Addition) May 227 Lot 20, with the condition that the drainage from the gutters being installed goes into the crushed stone and a condition to use straw waddles and to extend them towards the garage, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

4. (36:10 TS) 6:30 PM (NOI – DEP #143-11XX) Public Hearing: Notice of Intent: Steve Flagg, 3 Hough Rd, (Single Family Home), Map 111 Lot 44 – Possible votes
(37:40 TS) Motion to continue the meeting until August 4, 2025, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
5. (38:40 TS) 6:30 PM (NOI – DEP #143-11XX) Public Hearing Continued: Notice of Intent: Douglas Highway, Maple Street & ROW, (Road/Drainage Improvements), Map/Lot NA – Possible votes Lori Benoit with Stantec went over the revised plans, and the commission asked to add some erosion control revisions to the plan. Sam Carew went through some recommended special conditions when they are ready to approve this project.
(54:40 TS) Motion to continue the public hearing until August 4, 2025, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
6. (55:35 TS) Lakeshore Drive Enforcement Order
Sam Carew just emailed DEP again today and Brendan Doyle sent an email asking for any update on this matter.
7. (57:00 TS) Request for Certificate of Compliance (DEP #143-1079), Norma Aldrich, 58 Cottage Colony, Map 159 Lot 34 – Possible votes
Margaret Bacon with Civil Site Engineering representing Norma Aldrich reviewed the plans, and Sam Carew showed site photos, went over the details, and said the erosions can come out. The commission would like to see the listed out changes that were made as shown on the as built in the letter. Margaret Bacon will update the letter and the plan and come back to get approval when that is completed.
8. (1:08:00 TS) Request for Certificate of Compliance (DEP #143-1045), Lackey Dam Properties, 22 Conservation Drive, Map 145 Lot 13 – Possible votes
Robert Cherrier with Lackey Dam Properties joined remotely, Sam Carew showed site photos of the grass grown in, and she recommended maybe adding some more seed for the grass and remove the erosion controls.
(1:11:05 TS) Motion to approve the certificate of compliance for DEP #143-1045, 22 Conservation Drive, Map 145 Lot 13, made by Jim Foran, 2nd by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
9. (1:12:45 TS) Request for Certificate of Compliance (DEP #143-1057), Autumn Dube, 60 Walnut Street, Map 262 Lot 3.2-4 – Possible votes
The Engineer has been out to the property and submitted an as built, Sam Carew showed site photos and her only comment is that the grass is very patchy and would recommend planting some more grass seed and suggested maybe giving a partial certificate of compliance. The applicants are going to fix the items suggested with the grass and the sediment build up and come back to get a full certificate of compliance.
10. (1:23:35 TS) Request for certificate of Compliance (DEP #143-1070), Ralph & Karen Massa, 19 Bald Hill Rd, Map 215 Lot 7.1 – Possible votes
Sam Carew showed the plans and site photos and stated that everything in the 100-foot buffer zone looks to comply with the approved site plans and recommend a certificate of compliance.
(1:30:10 TS) Motion to approve the complete certificate of compliance for DEP #143-1070, 19 Bald Hill Road, Map 215 Lot 7.1, made by Jim Foran, 2nd by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
11. (1:31:50 TS) Review of Special Conditions
Sam Carew suggested to the commission that she and Brandon Faneuf can put together new draft special conditions for the members to review; the commission is good with that suggestion.

12. (1:35:00 TS) Meeting Minutes: May 19, 2025 – Possible votes

(1:38:55 TS) Motion to approve the meeting minutes for May 19, 2025, as amended, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco all in favor.

(1:40:00 TS) Motion to adjourn the meeting made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

Upcoming Meetings: August 4, 2025 & September 8, 2025

Respectfully submitted,

Stephenie Gosselin