

CONSERVATION COMMISSION  
MONDAY, AUGUST 4, 2025  
RESOURCE ROOM

Attendance: Chair Mark Mungeam, Kate Thompson, Mike Greco, Josiah Burch, Samantha Carew with Ecosystems Solutions

Absent: Vice chair Jim Foran, Brendan Doyle

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

- (0:45 TS) Meeting Minutes: NONE

New Business:

1. (0:55 TS) 6:30 PM (NOI – DEP #143-11XX) PUBLIC HEARING: Notice of Intent: Taniel Bedrosian, Lot 5A-White Court, (single Family), Map 219 Lot 4 – Possible Votes  
**Continue to September 8, 2025 per applicant**  
Mark Mungeam declared the public hearing open.  
(3:50 TS) Motion to continue the public hearing to September 8, 2025, made by Josiah Burch, 2<sup>nd</sup> by Mike Greco. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.
2. (4:20 TS) 6:30 PM (NOI – DEP #143-11XX) PUBLIC HEARING: Notice of Intent: Taniel Bedrosian, Lot 8A-White Court, (single Family), Map 219 Lot 3 – Possible Votes  
**Continue to September 8, 2025 per applicant**  
(7:20 TS) Motion to continue the public hearing to September 8, 2025, made by Josiah Burch, 2<sup>nd</sup> by Mike Greco. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.
3. (7:50 TS) 6:30 PM (NOI – DEP #143-1123) PUBLIC HEARING: Notice of Intent: Deborah Veo, 25 Lindbergh Ave, (Deck Replacement), Map 227 Lot 24 – Possible Votes  
Mark Mungeam read the public notice for work proposed replacing an existing deck with a new expanded deck measuring 10 feet by 32 feet on sonotubes footing. Bruce Wilson with New England Environmental Design to present the plans and go over the details of the resource area disturbance for the wetlands, measurements, erosion controls, setbacks, etc. Sam Carew stated that DEP's comments are that the board should refrain from closing the hearing until NEHSP comments are received to incorporate conditions from the NEHSP letter into the order of conditions of approval. Sam Carew showed photos of the site, and she recommends the board wait for Natural Heritage to give their comments before proceeding. The board agreed that they would like to wait for Natural Heritage's comments and to continue the hearing to September 8.  
(24:10 TS) Motion to continue the public hearing for DEP #143-1123 to September 8, 2025, made by Kate Thompson, 2<sup>nd</sup> by Mike Greco. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.
4. (25:00 TS) 6:30 PM (NOI – DEP #143-11XX) PUBLIC HEARING: Notice of Intent: Joseph Leonardo, 269 Southeast Main St, (Driveway/Single Family), Map 245 Lot 41 – Possible Votes  
Mark Mungeam read the public notice posted on July 28, 2025, for a proposed project to construct a driveway for a single-family dwelling. Joseph Leonardo presented the plans

and went over the plan details. Sam Carew showed photos of the site and went over her and Brandon Faneuf's concerns that include limit of disturbance, details to include on the plan for erosion controls, confirming engineer clearly depicted on the plan, elevation contouring, etc. She recommends holding off on allowing work to begin until they receive a DEP file number. The board would like to see a revised plan only showing the area for the driveway without the grading, with the silt fence barrier edge and where the trees are located for the limit of disturbance to the wetlands.

(57:50 TS) Motion to continue the public hearing for 269 Southeast Main Street to September 8, 2025, made by Josiah Burch, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.

#### Old Business

5. (58:50 TS) 6:30 PM (NOI – DEP #143-1121) PUBLIC HEARING CONTINUED:

Notice of Intent: Douglas Highway, Maple Street & ROW, (Road/Drainage Improvements), Map/Lot NA – Possible Votes

**Continue to September 8, 2025 per applicant**

(59:20 TS) Motion to continue the public hearing for DEP #143-1121 to September 8, 2025, made by Josiah Burch, 2<sup>nd</sup> by Mike Greco. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.

6. (59:45 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

**Continue to September 8, 2025 per applicant**

(1:00:15 TS) Motion to continue the public hearing for DEP #143-1120 to September 8, 2025, made by Josiah Burch, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.

7. (1:00:35 TS) 6:30 PM (NOI – DEP #143-1122) PUBLIC HEARING CONTINUED:

Notice of Intent: Steve Flagg, 3 Hough Rd, (Single Family Home), Map 111 Lot 44 – Possible Votes

Scott Jordan from EcoTec joined remotely representing the Flagg's, he showed the plans. The Flagg's would like to remove the existing home, deck and concrete slab and construct a new home with a well, driveway and septic, the septic and driveway are outside the buffer zone. The new home is further away from the flood zone than the existing structure. The DEP comments were they wanted to see erosion control barrier along the side lot lines. Sam Carew showed photos of the site and stated that Brandon Faneuf the Conservation Agent, does not have any issue with the house but suggested maybe a condition for some plantings and that there seems to be no permit for the existing dock and if not to include it in this filing. They discussed the planting and where and how many the Commission would like to see (10 shrubs). The conditions the board would like to see is 10 native shrubs and apply for chapter 91 for the dock. Dawn Wilson at 11 Hough Rd voiced concerns about the right of way and the driveway going over it, and the proposed leech field and the distance from that to her well. The Conservation Commission cannot comment to the driveway and there is no leech field but a tight tank in the driveway. Marylyn Klocek 7 Hough Road voiced her concerns about her well and the Commission stated that it is a Board of Health issue and brought up the issue that it does not have a slab and that it is a trailer not a home with a foundation and the tight tank

has already been approved by the BOH. Dawn Wilson stated that when she called the BOH she was told there was no approval on file for septic. Sam Carew stated that these concerns are outside of the Conservation Commission jurisdiction altogether. They discussed the infiltration runoff being put on the plans, and Scott Jordan will speak to the engineer about the roof runoff.

(2:08:50 TS) Motion to continue the public hearing for DEP #143-1122 for the notice of intent for Steve Flagg for 3 Hough Road to September 8, 2025, made by Kate Thompson, 2<sup>nd</sup> by Mike Greco. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.

8. (2:09:55 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 stated that Brandon Faneuf has been in contact with Chris Bettencourt and it has been about 6 months since this notice of intent was opened and they have 2 years but they need to show progress moving forward, so she suggests continuing for two and ask them to provide documentation of the progress.

(2:12:20 TS) Motion to continue the public hearing for DEP #143-1112 for Christopher Bettencourt to September 22, 2025, made by Josiah Burch, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.

#### Enforcement Orders

9. (2:12:55 TS) Lakeshore Drive Enforcement Order: No new information.

#### Certificate of Compliance & Extensions

##### Other

- (2:13:55 TS) Letter of Support T-Mobile Grant for Open Space Committee – Possible Votes.  
Mark Mungeam read the letter for the record
- Review of Special Conditions – Sam Carew updated what she did to the conditions, and the commission will go over them at the September 22<sup>nd</sup> meeting.

Upcoming Meetings: September 8, 2025 & September 22, 2025

(2:28:30 TS) Motion to adjourn the meeting made by Josiah Burch, 2<sup>nd</sup> by Kate Thompson. Roll call vote – Kate Thompson, Mike Greco, Josiah Burch, Mike Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin