

**CONSERVATION COMMISSION MEETING**  
**MONDAY September 8, 2025**  
**RESOURCE ROOM**  
**6:30 PM**

**Approved 11/3/2025**

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

**Attendance: Chair Mark Mungeam, vice chair Jim Foran, Josiah Burch, Mike Greco, Sam Carew  
Ecosystems Solutions**

**Absent: Brendan Doyle, Kate Thompson**

**Meeting Minutes: June 2, 2025 & June 16, 2025 – Possible Votes**

**New Business:**

1. **(1:15 TS) 6:30 PM (RDA) PUBLIC MEETING: Request for Determination of Applicability, William & Tori Carroll, 26 Chestnut Street, (In-ground Pool) Map 274 Lot 2 – Possible Votes**

The applicants stated that they are requesting to put in a 16x34 foot in-ground pool in their fenced in back yard. Sam Carew showed photos of the site and the area of the proposed pool and stated she does not have any concerns with it; it is existing lawn and is very flat. Sam only suggested that they put straw waddles or silt fence at the edge of the drop off to stop any runoff from going into the wetlands below. She recommends a negative determination for this application.

(11:20 TS) Motion to close the public hearing for 26 Chestnut Street, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

(11:45 TS) Motion for a negative RDA with the condition of a waddle/silt fence to be used and not refueling of equipment within 100 feet of the wetlands, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

2. **(12:45 TS) 6:30 PM (NOI – DEP #143-1124) PUBLIC HEARING: Notice of Intent: Jacob Arsenault, 48 Northwest Main St, (Single Family), Map 199 Lot 34.01 – Possible Votes**

The proposed work involves a new home, driveway, well, and septic system. Jake Arsenault, the applicant is requesting permission to build a home and has a plan showing the septic plan and proposed position of the home. Sam Carew showed the plans and asked for the plans to show how far away the driveway is from the wetlands. The house, septic, and driveway near the house is outside of the 50-foot buffer.

Brandon Faneuf, the Conservation Agent did go out to the site to look at the wetland buffers and had several changes to the plan that he emailed to the engineer but has not heard back from him. DEP comment was addressed already so the only outstanding issue is for the wetlands line to be straightened out and agreed upon, so Sam Carew does not recommend approving it until Brandon Faneuf hears back from the engineer regarding wetlands.

(30:45 TS) Motion to continue the public hearing for 48 NW Main Street for October 6, made by Josiah Burch, 2<sup>nd</sup> by Jim Foran. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

### **Old Business**

3. **(32:00 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 Applicant Requests continuance to September 22, 2025**  
(32:25 TS) Motion to continue the public hearing for DEP #143-1121, Douglas Highway, Maple Street & ROW to September 22, 2025, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

4. **(33:00 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 gave an overview of the project to date and stated that the ZBA rendered their vote a couple weeks ago, that mainly revolved around the existing cabin. Therefore, the one change to the plan tonight is that the existing cabin closest to the lake is proposed to be demolished completely and discussed the “phasing” of the project on the plans. Sam Carew stated that all the requests are met on the new revised plan. Sam Carew suggested a couple of conditions, which are adhering to the phases and preconstruction meeting. Mark Mungeam read a letter sent to the Commission dated September 2, 2025, regarding a concern about the septic from John Bombara. John Bombara, who was present at the meeting, stated his concerns about the septic location. Mark Allen stated that ZBA and Board of Health have approved the plans.

(54:05 TS) Motion to close the public hearing made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran and Mike Greco, in favor, Josiah Burch and Mark Mungeam opposed.

Sam Carew is going to look into how to move forward with an opposed closing of the public hearing vote and come back to this agenda item later in the meeting.

5. **(57:40 TS) 6:30 PM (NOI – DEP #143-1126) PUBLIC HEARING CONTINUED: Notice of Intent: Taniel Bedrosian, Lot 5A-White Court, (single Family), Map 219 Lot 4 – Possible Votes**

Robert Truax with Truax Engineering Group gave an overview of the plan details. Brandon Faneuf went to the site to view the wetlands and requested that it be reflagged. Sam Carew recommends that if they approve it tonight to have the operation and maintenance plan as a special condition. They discussed the plans and the board had concerns about erosion control and storm water. The conditions board would like to see is save some trees in the western corner, include the operation and maintenance plan within the order of conditions and have it in perpetuity, an emergency overflow pipe for the recharge basin, show the limit of work on the plan, and keep the limit of work outside the stone cellar hole.

(1:22:10 TS) Motion to close the public hearing for DEP #143-1126, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

(1:22:45 TS) Motion to approve the NOI for DEP#143-1126 for lot 5A White Court, Map 219 Lot 4, with the standard conditions, increase to a 6-inch pipe, save the trees in the western corner, operation and maintenance plan with the order of conditions in perpetuity, and emergency overflow pipe for the recharge basin and limit of work outside the stone cellar hole/depression and silt fence and receive the new site plan within 21 days, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

**(1:26:25 TS) Revisiting 284 NW Main Street** – Sam Carew found the following information about the vote; they need to get a majority vote in closing the hearing period and if they did not agree to the continuance they can appeal to DEP if the hearing is not closed. Sam recommends closing the hearing and voting to either approve or deny the application. Mark Allen stated that he received notification that the applicants agree to continue the hearing.

(1:33:00 TS) Motion to close the public hearing for 284 NW Main Street, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Mike Greco, Mark Mungeam all in favor, Josiah Burch opposed.

Sam Carew gave a brief overview of what the board is voting on: the septic is within the 100-foot buffer zone, the proposed house is outside of the 100-foot buffer, there is grading within the 100-foot, and the change on the plan from the last meeting is the removal of the existing cabin. The conditions were adhering to the construction phases and a preconstruction meeting.

(1:35:45 TS) Motion to approve the NOI Dep#143-1120 for 284 NW Main Street with adhering to the construction phases and doing a preconstruction meeting, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Mike Greco, Mark Mungeam all in favor, Josiah Burch opposed.

6. **(1:38:10 TS) 6:30 PM (NOI – DEP #143-1125) PUBLIC HEARING CONTINUED: Notice of Intent: Taniel Bedrosian, Lot 8A-White Court, (single Family), Map 219 Lot 3 – Possible Votes**

Robert Truax with Truax Engineering representing the applicant gave an overview of the plan details. Sam Carew stated that she would apply the same conditions as the other lot.

(1:46:10 TS) Motion to close public hearing for DEP #143-1125, Lot 8A White Court, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

(1:46:50 TS) Motion to approve the NOI for DEP#143-1125, Lot 8A White Court with the standard conditions, increase to a 6-inch pipe, save some trees in the eastern corner and by the driveway, operation and maintenance plan with the order of conditions in perpetuity, emergency overflow pipe for the recharge basin, silt fence, straw waddles,

and receive the plan within 21 days, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

7. **(1:49:15 TS) 6:30 PM (NOI – DEP #143-1123) PUBLIC HEARING CONTINUED: Notice of Intent: Deborah Veo, 25 Lindbergh Ave, (Deck Replacement), Map 227 Lot 24 – Possible Votes**

Bruce Wilson with New England Environmental Design representing the applicant gave an update on the plan and the comments from Natural Heritage. Sam Carew has no other comments and recommends a standard special conditions if it is approved tonight. (1:58:25 TS) Motion to close the public hearing for DEP #143-1123, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

(1:59:00 TS) Motion to approve NOI for DEP#143-1123, 25 Lindbergh Ave with conditions for no additional clearing, standard conditions, and preconstruction meeting, and silt fence in good condition, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

8. **(2:02:30 TS) 6:30 PM (NOI – DEP #143-11XX) PUBLIC HEARING CONTINUED: Notice of Intent: Joseph Leonardo, 269 Southeast Main St, (Driveway/Single Family), Map 245 Lot 41 – Possible Votes**

Joseph and Valerie Leonardo went over the revisions to the plans and showed photos of the site. He is requesting to be able to do soil test pits on the property. Sam Carew read to the board what is considered minor activities.

(2:19:10 TS) Motion to approve the minor activity under 10.02 B2G in the buffer zone for the applicant to be able to access the property to do some test pits, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

(2:21:00 TS) Motion to continue the public hearing for 269 SW Main Street, to October 6, 2025, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

9. **(2:21:40 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**

Steve Flagg and Scott Jordan to go over the revised plans requested at the last meeting, they added the existing dock to the plan, revised the notice of intent application form to include the dock, provided infiltration swales along the driveway and drip line of the house. The board stated that they also wanted to see 10 shrubs added along the northeast and or northwest boundary, and Sam Carew recommends making the shrubs a special condition because they are in the flood zone there. Sam Carew went through all the requested revisions and that they have been met and recommends standard special conditions with the special conditions of planting the 10 native shrubs as well as receiving a Chapter 91 license before the issuance of a certificate of compliance. They discussed in detail and at length the plans and the driveway runoff and distance from buffer, etc. Dawn Wilson 11 Hough Rd voiced her concerns about the project specifically

the septic plans and requested the approval proof for it, and she is concerned about the water flow/runoff. They discussed having the driveway narrowed and Mr. Flagg is agreeable to 5 feet narrower in the parking area. There was more discussion about the runoff and drainage from the driveway as the resident from 11 Hough Road stated her concerns again, Scott Jordan will revise the plans to fix the driveway issues.

(3:01:50 TS) Motion to continue the public hearing for DEP #143-1122, 3 Hough Road, to September 22, 2025, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

### **Enforcement Orders**

10. **(3:03:10 TS) Lakeshore Drive Enforcement Order** – They still do not have any updates or response from DEP. Bob Moran, 56 Lakeshore Drive, stated that he also has no news but stated that he is having some changes made to the plan finalized and hopes to submit by the next meeting. Mr. Moran is hoping the Commission can put pressure on other owners to develop and implement actual storm water plans to help this come to a resolution.

### **Other**

- **(3:04:45 TS) Memo to Assessor for 25 Conservation Drive Outstanding Taxes** – Possible Votes  
Mark Mungeam read the memo from Assessors office, which stated that at the Conservation Commission meeting on December 16, 2024, in accordance with M.G.L 40 section 8C, the board voted unanimously in favor to accept the donation of land known as 25 Conservation Drive. On December 26, 2024, the Select Board further accepted the land donation from Lackey Dam Properties and a deed was recorded on December 30, 2024, and it transferred ownership to the town of Douglas under the care of the Conservation Commission. There is currently an outstanding real estate tax due for FY25 quarters three and four (\$465.54 each). The Assessor's office is requesting a memo from the Conservation Commission requesting the taxes be abated to take care of the balance.
- **(3:10:25 TS) Meeting date November 17, 2025 (Town Meeting) Reschedule/Cancel** – Possible Votes  
(3:11:00 TS) Motion to cancel the November 17, 2025, Conservation Commission meeting, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch. Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

**(3:12:15 TS) Motion to adjourn the meeting, made by Jim Foran, 2<sup>nd</sup> by Josiah Burch.**  
Roll call vote – Jim Foran, Josiah Burch, Mike Greco, Mark Mungeam all in favor.

### **Upcoming Meetings: September 22, 2025 & October 6, 2025**

Respectfully submitted,

Stephenie Gosselin