

APPROVED FEBRUARY 3, 2025

CONSERVATION COMMISSION
MONDAY, DECEMBER 16, 2024
RESOURCE ROOM

Attendance: Chair Mark Mungeam, Vice chair Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Matt Benoit Community Development Director, Brandon Faneuf
Conservation Agent

Mark Mungeam called the meeting to order at 6:32 pm.

1. (0:40 TS) Meeting Minutes: September 9, 2024, September 23, 2024, October 7, 2024, October 21, 2024 & November 4, 2024 – Possible votes
(2:20 TS) Motion to approve the September 9, 2024, meeting minutes as amended, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Kate Thompson, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
2. Discussion on Possible Violation for 38 Caswell Court
Gary Carter is speaking on behalf of Tom, the owner of the property, because Mr. Carter oversees the property. Mr. Carter explained that in early spring, the road was washed out and they were grading the road to restore it because they maintain the road not only for themselves but also for the fire department to be able to get down the road. Matt Benoit showed photos of the site and road and stated that he believes that routine maintenance is what it looks like has been done to the property as Mr. Carter has explained. Mr. Carter explained more of the property history and the cart path they have maintained as a roadway for many years and briefly talked about future development on the property.
3. (13:30 TS) Discussion on 25 Conservation Drive – Donation
Matt Benoit stated that Town Counsel has vetted the draft deed and this would give the town more access to the recently acquired land as part of the Sutton Douglas Development. Lisa Moczynski with the Open Space Committee spoke about the property.
(20:20 TS) Motion to recommend they accept this property as a donation to be under the purview of the Conservation Commission 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. (21:45 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, 45 Lindbergh Ave, Map 227 Lot 21 – Possible votes
(22:20 TS) Motion to waive the reading of the public notice made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor. Mark Mungeam declared the meeting open.
Scott Davidson from Dudley representing the applicant to go through the proposed project. This was before the board around the time of COVID and they could not finish it due to COVID.
Mark Mungeam declared the hearing closed. The previous conditions from 2019 were: no heavy equipment on the property, straw waddles must be installed and inspected by the Conservation Commission before work begins, no stockpiling of material, and there shall be no more than four Sona tubes.
(28:15 TS) Motion to issue a negative redetermination with the conditions carried forward from the 2019 determination of applicability for the project at 45 Lindbergh Ave, made by Jim Foran, 2nd by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
5. (30:00 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, 34 Grove Street, Map 161 Lot 45 – Possible votes

(30:15 TS) Motion to waive the reading of the public notice made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

Edward McClain explained that he was unaware of the process for removing trees that he had removed (64 trees) and that he is here to correct that and has a letter from his arborist. They had a lengthy discussion about the trees that were removed and the restoration of replanting trees, and Matt Benoit showed photos of the site and the trees that were removed. Brandon Faneuf's recommendation is to file an amendment to the order of conditions because of the number of trees removed in the buffer zone.

(53:50 TS) Motion to continue the public meeting to March 3, 2025, for 34 Grove Street, 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. (54:35 TS) 6:30 PM (ANRAD – DEP # 143-1116) Public Hearing Continued: ANRAD: Dominick Groux, 43 Perry Street, (Wetland Delineation), Map 242 Lot 17 – Possible votes Raouf Mankaryous with Alpha Omega Engineering representing the applicant, Mr. Faneuf showed the updated plans with the flag changes and photos of the property.
(1:06:35 TS) Motion to approve the ANRAD with the revised plan for 12/16/24 for 43 Perry Street, made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Mark Mungeam all in favor, Josiah Burch abstained.
7. (1:08:55 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
The applicant requested a continuation to March 3, 2025.
(1:09:30 TS) Motion to continue the public hearing to March 3, 2025, made by Jim Foran, 2nd by Mike Greco. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
8. (1:10:00 TS) 56 Lakeshore Drive Enforcement Order – Matt Benoit is still waiting to hear from DEP.
9. (1:10:50 TS) Lakeshore Drive Enforcement Order – There is no update on this.
10. (1:11:00 TS) Extension Request for Order of Conditions, (DEP #143-1033), Nicholas Meadows, 42 Perry St, Map 219 Lot 4.1 – Possible votes
(1:17:35 TS) Motion to extend 2 years for the order of conditions for 42 Perry Street to December 6, 2026, made by Josiah Burch, 2nd by Jim Foran. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
11. (1:18:55 TS) Request for Certificate of Compliance, (DEP #143-1007), JMT Sleepy Hollow, 25 Joseph Rd (Lot #18), Map 164 Lot 9.13 – Possible votes
12. Request for Certificate of Compliance, (DEP #143-1008), JMT Sleepy Hollow, 19 Joseph Rd (Lot #19), Map 164 Lot 9.14 – Possible Votes
13. Request for Certificate of Compliance, (DEP #143-1009), JMT Sleepy Hollow, 17 Joseph Rd (Lot #20), Map 164 Lot 9.15 – Possible Votes
14. Request for Certificate of Compliance, (DEP #143-1010), JMT Sleepy Hollow, 15 Joseph Rd (Lot #21), Map 164 Lot 9.16 – Possible Votes
15. Request for Certificate of Compliance, (DEP #143-1011), JMT Sleepy Hollow, 13 Joseph Rd (Lot #22), Map 164 Lot 9.17 – Possible Votes
16. Request for Certificate of Compliance, (DEP #143-1012), JMT Sleepy Hollow, 11 Joseph Rd (Lot #23), Map 164 Lot 9.18 – Possible Votes
The engineer for the applicant showed the plans and went over the changes for all the lots.
(1:37:35 TS) Motion to approve the certificate of compliance for 25 Joseph Road lot 18, and 19, 17, 15, 13, & 11 Joseph Road made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.
17. (1:40:10 TS) Mail – Letter to DEP from Glenn Wood

18. (1:41:20 TS) Open session for topics not reasonably anticipated 48 hours in advance of then meeting.

Matt Benoit received correspondence from the Whittin Reservoir Watershed District that they are going to be doing their routine maintenance under their existing order of conditions and that they have received their permit from the office of Dam Safety and that they will be doing the work.

(1:42:30 TS) Meeting Minutes:

(1:43:15 TS) Motion to approve the September 23, 2024, meeting minutes as amended made by Jim Foran, 2nd by Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

(1:47:05 TS) Motion to amend the 2025 meeting schedule, remove April 21 and May 5, and have a meeting on April 28 made by Jim Foran, 2nd Brendan Doyle. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

(1:50:35 TS) Motion to adjourn the meeting made by Jim Foran, 2nd by Josiah Burch. Roll call vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Mark Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin