

CONSERVATION COMMISSION  
MONDAY, APRIL 28, 2025  
RESOURCE ROOM

Attendance: Chair Mark Mungeam, vice chair Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, Kate Thompson, Sam Carew with Ecosystems Solutions.

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

1. (1:00 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Kimberly Sinclair, 68 Birch Hill Rd, (Septic Repair) Map 284 Lot 25 – Possible votes  
Margaret Bacon with Civil Site Engineering representing the applicant showed the plans and went over the plan details of replacing the septic system.  
(10:30 TS) Motion to close the public hearing made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.  
(10:55 TS) Motion for a negative determination to approve the septic repair 68 Birch Hill Road made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.
2. (13:05 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Eric Simpson, 20 Olde Carriage Lane, (In-ground hot tub) Map 196 Lot 10 – Possible votes  
(13:25 TS) Motion to waive the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.  
Eric Simpson, the applicant, explained what he has done to the property since he purchased it and removed the pool and is proposing an in-ground hot tub. Sam stated that they recommend a negative determination for the hot tub but there are concerns about the patio and shed and chain link fence are closer to the wetlands and asked if he could include all these things in the RDA.  
Mark Mungeam closed the public hearing.  
(26:15 TS) Motion for a negative determination for a hot tub with the condition of including the shed, stone patio in the RDA and that the chain link fence be removed within 3 years, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.
3. (28:30 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Alice & John Stapleton, 25 Joseph Rd, (Dangerous Tree) Map 164 Lot 9.13 – Possible votes  
(28:50 TS) Motion to waive the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.  
Jack Stapleton the applicant showed photos of the tree he is requesting to be removed and stated that he had an arborist come out to determine the tree to be a hazard. Mark Mungeam declared the public meeting closed.  
(37:00 TS) Motion for a negative determination for 25 Joseph Road to remove the tree and leave the stump made Jim Foran, 2<sup>nd</sup> by Mike Greco. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.
4. (39:00 TS) 6:30 PM (RDA) Public Meeting: Request for Determination of Applicability, Town of Douglas Water/Sewer, Davis & Monroe Streets Rights-of-Way, (Water/Sewer Improvements) Map/Lot N/A – Possible votes

(39:20 TS) Motion to waive the reading of the public notice made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.

Bob Minarik joined the table and introduced Michelle Simoneau with Stantec a professional wetland scientist and the permitting specialist on the Davis St and Monroe St project on behalf of the Town of Douglas Water and Sewer Commission. She showed maps and plans of where the project will be and what the project details will involve. Bob Minarik stated that they are still in the design phase. Mark Mungeam declared the public meeting closed.

(1:00:00 TS) Motion for a negative determination of applicability for Town of Douglas water and sewer for Davis and Monroe Street with the condition that the specification for the loam and seed restoration be improved on for the buffer zone areas, so better soil stability is met, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.

5. (1:02:55 TS) 6:30 PM (RDA) Public Meeting Continued: Request for Determination of Applicability, Sandra Bradley, 63 Depot St, (Pool) Map 169 Lot 52 – Possible votes

Sam showed photos of the property and where the pool is proposed to be located and recommends a negative determination for this project. There was a fence installed in 2022, and Sam recommended including that in the RDA as an after the fact. Mark Mungeam declared the public meeting closed.

(1:14:50 TS) Motion for a negative determination of applicability for 63 Depot Street for an above ground pool with the condition that when the pool is drained it is not drained towards the wetlands and to include the fence in the RDA, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.

6. (1:15:45 TS) Lakeshore Drive Enforcement Order

No one has heard back from DEP and Sam stated that she or Brandon Faneuf would reach out to him or her again.

7. (1:17:15 TS) Request for Certificate of Compliance, Continued (DEP #143-1044), Joseph Taylor, Adjacent to Wallis St Parking Area, Map 184 Lot 2 – Possible votes

Becky Gallagher joined the table, the commission received the letter they requested at their prior meeting from the engineer stating that it was done in compliance with the notice of intent, and Mark Mungeam read the letter. Mark Mungeam declared the public meeting closed.

(1:19:35 TS) Motion to issue a certificate of compliance for adjacent to Wallis St Parking area, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.

8. (1:20:20 TS) Request for Certificate of Compliance (DEP #143-0373), Shawn & Tammy Kasper, 42 Conservation Drive, Map 145 Lot 18 – Possible votes

John Federico with Guerriere and Halnon stated that there was a notice of intent filed in the late 90's and shortly after that they came in for an amended order of conditions and from what he has found it looks like the wrong order of conditions was referenced in the COC, but the amended order did amend what the original file number was. This looks like it is an administrative update, and they are just looking for a letter stating that there is no action or vote to be done on this.

9. (1:28:50 TS) Request for Certificate of Compliance (DEP #143-0779), Shawn & Tammy Kasper, 42 Conservation Drive, Map 145 Lot 18 – Possible votes

John Federico Guerriere and Halnon stated that in 2008 a notice of intent was filed and everything on the plan had been completed in 2008-2009 for the pool area and the order was never officially closed out, and he showed the as built for the project. Sam showed photos of the property and the pool area and retaining wall. Mark Mungeam declared the meeting closed.

(1:34:35 TS) Motion to issue the certificate of compliance for 42 Conservation Drive DEP #143-0779, made by Jim Foran, 2<sup>nd</sup> by Mike Greco. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.

10. (1:36:10 TS) Actions taken on Conservation Properties – Update from Open Space Committee  
Becky Gallagher and Sue from the Open Space Committee discussed the trail and parking area of the Keevan property and showed a map of the trails. They also talked about what they have done on the Moczynski property and what they are planning to do still and they discussed grants that they might be able to apply.

11. (2:08:05 TS) Mail – DCR Notice of Proposed Acquisition of Land – Parcel 255-1 – Possible votes  
(2:09:45 TS) Motion to approve the DCR acquisition of land off High Street Parcel 255-1, made by Jim Foran, 2<sup>nd</sup> by Brendan Doyle. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.

(2:11:55 TS) Motion to adjourn the meeting made by Josiah Burch, 2<sup>nd</sup> by Jim Foran. Rollcall vote – Jim Foran, Brendan Doyle, Mike Greco, Josiah Burch, and Mark Mungeam all in favor.

Respectfully submitted,

Stephenie Gosselin