

Middleborough Conservation Commission
January 19, 2023

Unless specified everyone was present in the Select Board Meeting Room at the Middleborough Town Hall: Nancy Ockers, 1st Co-Vice Chair; Melissa Guimont, 2nd Co-Vice Chair; Adam Guaraldi, via Zoom (7: 05PM), Jacqueline Jones, via Zoom (7:53PM), and Edward Medeiros. Also present was Patricia Cassady, Agent, and Catherine Pipher, Clerk.

Excused absence: Diane Stewart, Chair.

Meeting started at 7:05 PM. Nancy Ockers chaired.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and Governor Baker's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Middleborough Conservation Commission was conducted via remote participation to the greatest extent possible.

Discussion with Brian Grady, GAF Engineering, regarding 685 & 687 Wareham Street

Present was Brian Grady, GAF Engineering. Grady said they had an on-site meeting on the easterly property line. He said the first 200' there is an earth berm and they are proposing to remove it. Grady said the remaining 600' has been delineated and vehicles have been removed from encroaching on town property. He said there have been some jersey barriers and concrete blocks that have been placed but they need to be enhanced with boulders. Grady said he knows that in the plans they will need to put boulders as a barrier and will have them placed about every 3'-4'. Grady said the owner, Floyd Andrews has been away but when he comes back, they will discuss on site the first 200'. Grady said the back left corner also needs to be addressed because there has been some activity within the 25' no touch. He said some earth also needs to be removed. Ockers said this was a prior problem in the back corner lot where they extended and they were supposed to replant and put boulders there. Cassady said that was in the original filing for the storage area. Ockers said when they went on the site visit they were already pushing into the 25' no touch. Ockers said the replanting and boulders were from the original Order of Conditions and it never happened. Grady said he will follow up with that. Grady said that Middleborough Gas & Electric is in support of this swap. Ockers said that there is a minor typo on the plans. The plans state the boulders are to be placed with a minimum gap of 3' and she would like it to state that it is a maximum gap of 3'. Grady said maybe they can meet again in a couple of months to see what has been accomplished with the property. He said he will contact Cassady before they do any work. Medeiros asked if they have a timeline and will they be going to the Select Board. Grady said he is not sure how the Commission would like to go about this but he would like to know whether the Commission supports this land swap or not. Grady asked if the Commission would like them to discuss this with the Select Board while they are going forward with the issues on the property. Medeiros said he would like them to go to the Select Board because it will take a while to do, but he would also like progress on the right side of the property, and he would like them to file for the left side of the property.

Ockers asked if anyone from the public would like to be heard.

Jackie Crowley, General Manager of Middleborough Gas & Electric, said she provided a letter in support of this swap. She said they are doing everything they can to increase the security and the resilience of the facilities because that is their only natural gates gas station where they interconnect with the state pipeline. She said they have been worried for a long time about the trees and vegetation on the outside of the fence. The worry about trees falling on the fence or damaging facilities. She said they are very eager to move the fence out to put in a higher fence. She said they have extensive security cameras and are looking to increase their security. She said she receives e-mails everyday about some kind of encroaching on utility infrastructure. She said they are now very cautious about this and are ready to make the investment. She hopes this will be done in less than a year.

A motion was made by Edward Medeiros, to write a letter to the Select Board in favor of GAF Engineering doing a land swap at 685 & 687 Wareham Street being that they are cleaning up a discrepancy and Middleborough Gas & Electric is interested in acquiring, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Request for Extension for off Wareham Street (M 88 L 5056, M 94, Lots 274 & 5966), Neven, LLC, DEP#SE220-1389

Cassady said she went out to the property with Ryan Vlaco and they are looking for a 1-year extension because one of the detention basins need to be expanded. She said there are 2 original drainage basins and there is a bio retention area in the back.

A motion was made by Edward Medeiros, to extend the Order of Conditions for 1-year off Wareham Street, DEP#SE220-1389, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Request to Amend Order of Conditions for Lot 1 Rocky Meadow Street, (M44 L 6036), Rick Valente, (Zenith Consulting Eng.) DEP#SE220-1515

Present was Nyles Zager, Zenith Consulting Eng. Zager said his client is looking to build a garage. He said he knows there was some discussion as to the placement of the garage, so they reached out to Bob Whalen, the Building Inspector. Zager said to his knowledge the garage was supposed to be 10' away from the house in order to meet fire codes. Zager said they found out that it can be closer if they use fire retardant insulation. Zager said they went 4' and rotated the garage. This move gained 8' from the wetlands and it now closer to the 40' buffer. Zager said there were also concerns about silt getting out there so his client had his contractor go out there and clean it up. They raked out the silt by hand and put down hay bales. Zager said they also placed hay bales down Rocky Meadow Street because they have water coming down Rocky Meadow onto the property. He said as soon as the grass is stabilized, this issue should be resolved.

A motion was made by Melissa Guimont, to accept revised plans dated January 9, 2023, into the record, 2nd by Edward Medeiros. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to close the hearing, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to Amend the Order of Conditions for Rocky Meadow Street Lot-1, DEP#SE220-1515, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Notice of Intent for 23 Winter Street, (M16, Lots 5122 & 5211), Blue Fin Realty, (Zenith Consulting Eng.) DEP#SE220-1584

Present was Nyles Zager, Zenith Consulting Eng. Zager said himself and Cassady went out for a site walk yesterday. He said that they did multiple soil borings. The DEP# was received.

Ockers asked if anyone from the public would like to be heard, hearing none.

A motion was made by Edward Medeiros, to close the hearing, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to issue an Order of Conditions for 23 Winter Street, DEP#SE220-1584, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Abbreviated Notice of Resource Area delineation for 98 Plain Street, (M14, Lots 123 & 167, & M 6, Lots 5875, 4968, 5076, & 5086), Patricia Di Santis (Outback Eng. Inc.)

Present was Greg Drake, Outback Eng. Peer review quotes were requested at the last meeting.

There were 3 peer review quotes received.

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|------------------------|------------|
| 1. ECR | \$1,500.00 |
| 2. Lucas Environmental | \$1,450.00 |
| 3. Ecosystem Solutions | \$1,870.00 |

Ockers asked if Drake had a conflict with any of them and he replied no.

A motion was made by Edward Medeiros, to hire Lucas Environmental in the amount of \$1,450.00 for the peer review, 2nd by Adam Guaraldi. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to continue the hearing to March 2, 2023, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Abbreviated Notice of Resource Area Delineation for 293 Old Center Street and two parcels off of West Grove Street, (M 48, Lots 533 & 3165, & M 49, L 955), Grove Center Street Realty Trust (Outback Eng.) DEP#SE220-1561

A motion was made by Melissa Guimont, to accept revised plans dated November 23, 2022, into the record, 2nd by Edward Medeiros. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Melissa Guimont, to accept the peer review report dated January 17, 2023, into the record, 2nd by Edward Medeiros. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to accept the ILSF calculations from Jim Pavlik, dated December 27, 2022, into the record, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

There was a typo on the peer review report. It said 2022 instead of 2023. Cassidy said she will have him correct the date. Ockers said it was attached with the e-mail that states it is from 2023. Ockers read the peer review report into the record.

A motion was made by Edward Medeiros, to close the hearing, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to issue an ORAD for 293 Old Center Street and two parcels off of West Grove Street, DEP#SE220-1561, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Notice of Intent for Plain Street Lot-1, (M 22, Lots 5271, 5839, & 5962), Frank McCutcheon, (Outback Eng.), DEP#SE220-1578

A motion was made by Edward Medeiros, to accept revised plans dated January 3, 2023, into the record, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to accept the e-mail from Jason Youngquist, Outback Eng. dated January 13, 2023, regarding the revised plans, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to accept the peer review report from Tom Liddy at Lucas Environmental dated December 14, 2022, and e-mail dated January 17, 2022, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Present was Greg Drake, Outback Eng. Medeiros asked if there is still controversy about where the stream ends and Cassady said yes there is. Tom Liddy stated in an e-mail that he stands by his review of the property of where he feels the stream starts. Medeiros said they hire a peer reviewer to do just that, review the property. He said he feels they may need to hire another peer reviewer for their opinion if they cannot agree on the stream, unless the applicant can agree with what the peer reviewer says. Cassady said the Commission can always continue it for the applicant and peer reviewer to go back out and discuss this further. Ockers asked why do they care so much as to where the stream starts. Drake said the buffers will change and it will start to cramp the septic system. Drake said it is already a snug site. Medeiros asked if Drake has been out there with the peer reviewer to debate this, and Drake said no. The Commission told Drake there are 3 choices to solve this problem. He can either agree with Tom Liddy, debate with Liddy, or hire another peer review person. Cassady said they can also deny for lack of information. Guaraldi recommends hiring another peer reviewer.

A motion was made by Edward Medeiros, to continue the hearing to February 2, 2023, 2nd by Adam Guaraldi. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Request for Determination of Applicability for 194 South Main Street (M 58, L 5778), Edward Medeiros, (Zenith Consulting Eng.)

Edward Medeiros recused himself.

The applicant Edward Medeiros has asked to continue the hearing.

A motion was made by Melissa Guimont to continue the hearing to February 2, 2023, 2nd by Adam Guaraldi. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Request for Determination of Applicability for 198 South Main Street (M 64, L 117), Edward Medeiros, (Zenith Consulting Eng.)

The applicant Edward Medeiros has asked to continue the hearing.

A motion was made by Melissa Guimont, to continue the hearing to February 2, 2023, 2nd by Adam Guaraldi. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Notice of Intent for Lakeside Road, (M 77, L 3546, & 3662), Michael Arruda, City of Taunton Water Division (Tighe & Bond, Inc.), DEP#SE220-1579

Edward Medeiros returned to the meeting.

There was an e-mail from Peter Backhaus stating that they will need to continue because they are still waiting for Natural Heritage to respond.

A motion was made by Edward Medeiros, to continue the hearing to February 2, 2023, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Notice of Intent for Harding Street, (M 47, L 462), Liana Haddad, Raycon Construction, (Silva Engineering Associates, P.C.) DEP#SE220-1562

A letter was received from Silva Engineering asking for a continuation to revise plans and the drainage report.

A motion was made by Edward Medeiros, to continue the hearing to February 2, 2023, 2nd by Adam Guaraldi. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Notice of Intent for Cowan Drive, (M 110, Lots 255, 1055, & 1017), Equity Industrial Partners, (VHB), DEP#SE220-1581

Present was Jeff Black, VHB, via Zoom.

A motion was made by Edward Medeiros, to get 3 peer review quotes for the wetland line, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

The Commission went on a site visit to the property on December 10, 2022. At the site visit there was lots of trash in/along the roadway and wetlands, and there was sediment in the wetlands from the road, and there was possibly concrete dust from pavestone. The roadway and catch basins need to be repaired. The applicant is also applying for a ZBA Special Permit. Medeiros said they have cleaned up the property of the trash. Medeiros said they should send the applicant a copy of the site visit report and pictures. He would like to tell them that the Commission would like answers to the maintenance of the roadway during the Notice of Intent process, because it is certainly a part of the problem here.

Ockers asked if anyone from the public would like to be heard, hearing none.

Black said he knows the applicant has hired someone to clean up the trash and believes they put up a few “No Dumping” signs up. Guimont said the water isn’t flowing here and it is terrible. She said she would like to see annual maintenance in the Order of Conditions. Ockers said there was a continuous sediment flow coming from Pavestone.

A motion was made by Edward Medeiros, to continue the hearing to February 2, 2023, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Continuation of Notice of Intent for 177 East Grove Street, (M-L 71-2415, 72-152, 72-1099, 72-2616, 72-2726, 72-2738, & 72-6017), Douglas Troyer, HIP VI Enterprises LLC, (Goddard Consulting, LLC), DEP#SE220-1572

There was a letter from Andrew Thibault stating that they would like to continue and there are no significant updates.

A motion was made by Edward Medeiros, to continue the hearing to March 2, 2023, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Request for Certificate of Compliance for 479, 481, & 483 Wareham Street, DEP#SE220-1338

Cassady said she went on a site visit with Ryan Vlaco. She said all detention basins are in and berms are in place. She said everything was in compliance and recommends issuing the certificate.

A motion was made by Edward Medeiros, to issue a Certificate of Compliance for 479, 481, and 483 Wareham Street, DEP#SE220-1338, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Request for Certificate of Compliance for 485 R Wareham Street, DEP#SE220-1435

Cassady said this Certificate of Compliance was submitted but after speaking to Ryan Vlaco and Kevin Grady, they are in agreement that this should wait. Present was Ryan Vlaco. Vlaco said they could wait on this Certificate of Compliance because part of it has different orders. They are still constructing the barn in the front. There is no action needed for this yet. Cassady said this permit expires on July 1, 2023. She said she was going to speak to the Boutiette's and ask if they need an extension.

Senior Clerk

Town and State Guidance Updates

Ockers stated that the Middleborough Conservation Commission has an opening available. Phyllis Barbato would like to know if the Commission would like to put the posting in the Nemasket Week.

A motion was made by Melissa Guimont, to post the position for the Conservation Commission in the Nemasket Week, 2nd by Edward Medeiros. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

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Accounting

A motion was made by Edward Medeiros, to pay PARE Corporation, in the amount of \$1,805.00, for Stony Brook Large Dam, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to pay Sachem Construction Inc., in the amount of \$892.50, for the release of funds for 691 Wareham Street, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to pay Ecosystem Solutions Inc., in the amount of \$3,963.75, for the peer review at 293 Old Center Street & two parcels off of West Grove Street, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

A motion was made by Edward Medeiros, to pay Nitsch Engineering, in the amount of \$3,600.00, for the drainage review at 0 Harding Street, DEP#SE220-1562, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Edward Medeiros recused himself.

A motion was made by Melissa Guimont, to pay The Appraiser Collaborative, in the amount of \$2,000.00, for the appraisal done at Precinct and Thompson Street, 2nd by Adam Guaraldi. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, and Nancy Ockers Aye. Unanimously voted.

Edward Medeiros returned to the meeting.

A motion was made by Edward Medeiros, to pay Lucas Environmental, in the amount of \$2,150.00, for the peer review done at Plain Street Lot 1, DEP#SE220-1578, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Request for Group Use

Cassady said she is meeting with Mitchell White's family tomorrow at 2:00PM regarding a location for the memorial bench at Pratt Farm. Cassady said they would like to have some sort of memorial service for Mitchell White in the spring and they will fill out a Request for Group Use form.

Office Forms and Procedures

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There was a change that needed to be made in the 2023 policy regarding the sizing of the plans. They were changed from 2 (11" x 17") to 3 (24" x 36").

A motion was made by Edward Medeiros, to approve the revised changes in the 2023 Policy, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

The Conflict of Interest Training is due from everyone in the Conservation office and Commissioners. Everyone needs to register/log in as a New User because it is a new program.

MSMCP is holding their regular meeting on January 25, 2023. They are looking for support for a bill regarding invasive species.

There was an e-mail stating that recycled content should be bought as much as possible. They would like everyone that buys recycled products to report it to the Town Manager by July 30th of the previous year.

Cassady said that Stewart had asked for the bylaws to be discussed at this meeting, but since she could not make it tonight, she will put it on a future agenda.

The Commission voted on issuing an Enforcement Order for 101 & 105 Oak Street, but needed to sign the Order.

Conservation Lands Pratt Farm

Cassady said the Mel Jenks, Grant Writer for the town is putting together a grant for the Mass Trails Grant Program for the extension of the ADA Trail. Cassady said she wrote a letter of support for Jenks. Cassady said Jenks also wanted the Commission to sign a Public Land Owner Permission Form.

Cassady said she has the trail map amendment. She said she spoke to Joe Osborne who had done the original trail map and they went over some of the edits that he had. She said they would still have trails that are not actually on Pratt Farm anymore. He said that they could also work on a trail map for the Byrne Land that abuts Pratt Farm. Cassady said they can talk to Byrne Sand and Gravel about working out a donation. Cassady said Osborne said he would speak with Rich Oakley about doing some symbols, and certain colors through Boro Bot.

Stony Brook Dam - Cassady said she received the report from PARE Corp. regarding the site visit in December 2022. She said this solidifies the Emergency Action Plan.

Tarragon

Cassady said there was communication from a neighbor to most Departments, Select Board members, and the State regarding a trailer on site.

The pipe that was between houses 23 & 35, is roof run off and is clean water per the DPW.

Agent:

Ch.61A Thompson and Precinct Street

Edward Medeiros recused himself.

Cassady said she received the appraisal report and it came out to \$540,000.00. There was discussion at the last meeting about the Option Agreement being \$375,000.00. Cassady said she spoke to Marea Gabriel of The Nature Conservancy on January 13, 2023. Gabriel said based on the \$375,000.00 from the Option Agreement they would be contributing 75% of it and it is the highest they have ever contributed. Cassady said Gabriel e-mailed her today and asked her if the appraisal changes the Purchase Agreement. Cassady asked Edward Medeiros if he would like to draft another Option Agreement based on the appraisal. Edward Medeiros spoke as a citizen. He said he can change the Option Agreement but the Board would have to agree to it. Guaraldi said even if they modified the appraisal amount was \$540,000.00 and they will give 75%, it means the town will need to come up with more money to cover the 25%. Ockers suggested changing the \$540,000.00 in the Option Agreement, which would make the 75% grant more money and then asking for the 25% from a donation from Medeiros. Medeiros said what bothers him is that they are trying to get the 61A pieces and it seems like you can never hit the bullseye with a dart. He said when he spoke to The Nature Conservancy they said that they were willing to partner with someone and pay up to 50% of the sale price. Medeiros said this parcel is costing him \$30,000-\$40,000 per year. Medeiros said he will change the Option Agreement but feels it doesn't sound very good. Cassady said this is just a preliminary approval. Ockers asked if they can talk to the Select Board and the Town Manager about getting the \$90,000.00 in free cash that the town has. Cassady said there isn't a lot of free cash right now. Cassady said she will speak with Gabriel about this more and see if Medeiros can donate the 25%.

415 Plymouth Street – Picone

Cassady said they are still working on the Purchase and Sale Agreement. Shirin Everett, KP Law, was out of the country last week. Cassady said she is waiting for her to get back and finalize things.

Cassady said she posted a meeting for next Wednesday to have an informational meeting for the public. This is for the MVP grant that they are required to do.

FY2024

Cassady said that the Town meeting will be held on April 24, 2023. Warrant Articles will be due on March 10, 2023. Cassady said she had a meeting with the Jay McGrail, Town Manager regarding the Conservation budget for FY2024 and Guaraldi and Medeiros both attended the meeting. McGrail said he liked the idea of having a Land Stewardship person for \$66,000.00 per year. The person would not be hired until January 1, 2024. The position would be funded ½ in FY24 and ½ in FY25. They would be monitoring Conservation Restriction's annually and organizing volunteers. McGrail is interested in paying for or possibly renting a brush hog.

Capital Plan FY2024

The Commission would like to request money for a new tractor, trailer, and truck. They would also like to request money for the construction of the large Stony Brook Dam, and maybe even the small dam.

Mail/Correspondence

There were South Coast Rail Updates from January 10, 2023, and January 17, 2023.

There was an e-mail regarding the 2022 Mitigation Monitoring report for 607A Wareham Street, from John Zimmer dated January 17, 2023.

There was a memo to the Select Board dated January 10, 2023, stating that they do not want to exercise their right to purchase the Ch.61A property from Kravitz and Mollor,

There was a memo to the Select Board dated January 10, 2023, stating that they do not want to exercise their right to purchase the Ch.61A property from Norman Douglas Massey.

A motion was made by Edward Medeiros, to adjourn at 9:32PM, 2nd by Melissa Guimont. Roll call vote: Adam Guaraldi Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, and Nancy Ockers Aye. Unanimously voted.

Respectfully Submitted By:

Catherine Pipher
Clerk

DATE APPROVED: February 2, 2023