

Middleborough Conservation Commission  
July 21, 2022

Unless specified everyone was present in the Select Board Meeting Room at the Middleborough Town Hall: Diane Stewart, Chair; Nancy Ockers, 1<sup>st</sup> Co-Vice Chair; Melissa Guimont, 2<sup>nd</sup> Co-Vice Chair; Peter Gately; Adam Guaraldi (via Zoom 7:02PM-7:18PM); Jacqueline Jones (via Zoom 7:17PM), and Edward Medeiros. Also present was Patricia Cassady, Agent, and Catherine Pipher, Minutes Clerk.

Meeting started at 6:51PM. Diane Stewart 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.

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### **Senior Clerk**

#### **Election of Officers**

The Town Manager said he would reappoint the Commissioner's at the next Select Board meeting.

Stewart said they can re-organize the Commission.

A motion was made by Nancy Ockers, to elect Diane Stewart as Chair, 2<sup>nd</sup> by Peter Gately. Unanimously voted.

A motion was made by Peter Gately, to elect Nancy Ockers as 1<sup>st</sup> Co-Vice Chair, 2<sup>nd</sup> by Edward Medeiros. Unanimously voted.

A motion was made by Nancy Ockers, to elect Melissa Guimont as 2<sup>nd</sup> Co-Vice Chair, 2<sup>nd</sup> by Edward Medeiros. Unanimously voted.

### **Town and State Updates**

The Governor extended the ability to hold hybrid meetings to March 2023.

#### **Accounting**

A motion was made by Melissa Guimont, to pay MACC in the amount of \$853.00 for the FY2023 dues, 2<sup>nd</sup> by Nancy Ockers. Unanimously voted.

A motion was made by Edward Medeiros, to pay MSMCP in the amount of \$20.00 for annual dues, 2<sup>nd</sup> by Melissa Guimont. Unanimously voted.

A motion was made by Edward Medeiros, to pay Middleborough Gas & Electric in the amount of \$8.92, 2<sup>nd</sup> by Melissa Guimont. Unanimously voted.

A motion was made by Edward Medeiros, to pay Environmental Consulting & Restoration, LLC in the amount of \$1,562.50 for the peer review for 457 & 459 Wareham Street, 2<sup>nd</sup> by Melissa Guimont. Unanimously voted.

A motion was made by Edward Medeiros, to pay SRPEDD in the amount of \$4,192.26 regarding the Open Space & Recreation Plan, 2<sup>nd</sup> by Melissa Guimont. Unanimously voted.

A motion was made by Edward Medeiros, to pay Phyllis Barbato in the amount of \$83.90 for Commission fee and insert embosser, 2<sup>nd</sup> by Melissa Guimont. Unanimously voted.

A motion was made by Edward Medeiros, to pay PARE Corp. in the amount of \$1,870.00 for the spill way bridge concept, 2<sup>nd</sup> by Melissa Guimont. Unanimously voted.

**Minutes**

A motion was made by Melissa Guimont, to accept the meeting minutes from June 30, 2022, as presented, 2<sup>nd</sup> by Edward Medeiros. Unanimously voted.

**Office Forms and Procedures**

Cassady said there are MACC education courses coming up.

Cassady said she has the 4<sup>th</sup> Quarter Report for the Strategic Plan from FY2022. Cassady sent it to the Commissioners to review. Cassady said she will submit it if the Commission is ok with it.

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**Request for Determination of Applicability for Moulton Street (M 49, L 3071), Edward Medeiros**

Guimont and Medeiros recused themselves.

Stewart read the legal ad into the record.

Medeiros spoke as a citizen. He said he has a lot on Moulton Street, and they are about 82ft. from what they agreed on for a wetland line. The wetlands are on someone else's property. He said he has 2 sets of logs, 1 set on the property line and 1 set at the limit of work. He said they also have silt sock at the property line, just before the logs. Cassady said she and a few Commissioners went to the site, to inspect the logs and erosion controls.

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

A motion was made by Nancy Ockers, to issue a Negative #3 Determination, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Adam Guaraldi Aye, Jacqueline Jones Abstained, Nancy Ockers Aye, and Diane Stewart Aye. One abstention, the remainder in favor.

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**Request for Determination of Applicability for Route I-495 from the Vernon Street overpass south to near Exit 12, Route, Mass. Dept. of Transportation – Highway Division – District 5**

Guimont and Medeiros returned to the meeting. Jones recused herself.

Stewart read the legal ad into the record.

Present Mike Clements (via Zoom), Mass DOT. They would like to do tree trimming and tree removal within 25ft. of the roadway edge. He said there are some places that have residents and they will only clear about 10ft. from the roadway in those sections. He said they will not be trimming in areas that there may be an environmental impact. Cassady said this is routine what they do and it's for maintenance.

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

A motion was made by Edward Medeiros, to issue a Negative #3 Determination, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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Request to Amend Order of Conditions for off Plymouth Street, Map 10 & 19, Lots 5173, easement on 5077 & 918, Michael Bumpus, Town of Middleborough Water Department (Weston & Sampson Engineers Inc.) DEP#220-1392.**

Jones returned to the meeting.

Stewart read the legal ad into the record.

Present Allie Goldberg (via Zoom), Weston & Sampson. She said originally the Order of Conditions was approved using Amory plans and has now been transferred to Weston & Sampson. She said there have been changes made but everything stayed within the approved work area. She said the building footprint has been expanded about 500ft. and they added a chain link fence to encompass the property. She said an emergency generator was located outside and the Amory plans had 1 propane tank and their plans now have 3. The town already put in pipe work and that is now shown on the new plans. She said all of the replication has remained the same. Cassady said erosion controls have been installed and she will need to go out for an inspection.

A motion was made by Edward Medeiros, to accept the revised plans dated March 2022, into the record, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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

A motion was made by Edward Medeiros, to amend the Order of Conditions as presented, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Abbreviated Notice of Resource Area Delineation for 16 Vernon Street, (Map 37, Lot 3069), David Lamoureux (Outback Eng.) DEP#220-1554**  
Medeiros recused himself.

Stewart read the legal ad into the record. Proof of mailing was received.

Present was Jason Youngquist (via Zoom), Outback Engineering. Youngquist said they are looking to get the wetland line approved and Greg Drake did the flagging for this property. He said this is a fully wooded site and pretty flat. He said there are wetlands, bordering vegetated wetlands, isolated wetlands, and the Taunton River that runs along the back of the property. Stewart suggested they get a peer review and the Commission agreed.

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

A motion was made by Peter Gately, to request 3 peer review quotes, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Melissa Guimont, to continue the hearing to August 4, 2022, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Conservation Lands**

Medeiros returned to the meeting.

**Pratt Farm**

Cassady thanked everyone that came out this weekend to help with the Pratt Farm Clean Up on Saturday, July 16<sup>th</sup> from 8:30AM – 11:30AM. Brush was brought down to the road. DPW came down to the road and chipped it. Cassady thanked DPW for all of their help. Another clean-up will be held Sunday, July 24<sup>th</sup> starting at 8:30AM.

Guimont asked about putting up dog signs that would say “Take a stick, leave a stick”. The Commission liked the idea.

**Oliver**

Cassady said there was a tree down in a pathway. Cassady said she is hoping to get out there next week. This email was forwarded to Matt Foye.

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**Request for Certificate of Compliance for Lot 2, 10 River Street, DEP#SE220-1511**  
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Cassady said she went to the site today and said the house is in, grass is in, and split rail fence is up. Cassady recommends issuing the Certificate of Compliance.

A motion was made by Edward Medeiros, to accept the As-Built dated March 28, 2022, into the record, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Edward Medeiros, to issue a Certificate of Compliance for Lot 2, 10 River Street, DEP#SE220-1511, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Request for Certificate of Compliance for Twin Ponds Drive, DEP#SE220-1367**  
Edward Medeiros recused himself.

A motion was made by Nancy Ockers, to accept the As-Built dated October 7, 2019, into the record, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

Guimont said she went to the site on Saturday and took pictures. She said the infiltration basin is in, grass is in, and is stabilized. Guimont recommends issuing the Certificate of Compliance.

A motion was made by Nancy Ockers, to issue a Certificate of Compliance for Twin Ponds Drive, DEP#SE220-1367, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

Edward Medeiros returned to the meeting.

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**Request for Certificate of Compliance for 299 West Grove Street, DEP#SE220-1451**  
Medeiros said he inspected this site, everything was stabilized. They graded up to the top of the silt sock. Medeiros recommends issuing the Certificate of Compliance.

A motion was made by Edward Medeiros, to accept the As-Built dated January 11, 2022, into the record, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Edward Medeiros, to issue a Certificate of Compliance for 299 West Grove Street, DEP#SE220-1451, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Request for Certificate of Compliance for 77 North Grove Street, DEP#SE220-857**

Cassady went out to the site and said this has been completed for a long time. Cassady recommends issuing the Certificate of Compliance.

A motion was made by Edward Medeiros, to issue a Certificate of Compliance for 77 North Grove Street, DEP#SE220-857, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Abbreviated Notice of Resource Area Delineation for 72 Benson Street, (Map 101, Lots 1163 & 1965), L & B Realty Trust (Zenith Consulting Eng.) DEP#220-1553**

Stewart read the legal ad into the record.

Present was Bob Forbes, Zenith Consulting Eng.

Forbes said it is a 9acre parcel and they would like to see the wetland line approved. The Commission said they would like to get a peer review for this project.

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

A motion was made by Peter Gately, to request 3 peer review quotes, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Peter Gately, to continue the hearing to August 4, 2022, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Notice of Intent for 55 Plymouth Street, (M 19, L 1952), Michael Bilodeau, (River Hawk Environmental, LLC), DEP#SE220-**

The engineer representing the applicant, did not bring the green cards for proof of mailing to the abutters. Therefore the hearing could not be opened and they will need to re-advertise and re-notify abutters to be put on the August 18, 2022, meeting.

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**Agent:**

**Ch.61A Thompson and Precinct Street**

Cassady said she received the recorded Option Agreement from Edward Medeiros. Cassady said she also has the application for the funding that would come from through The Nature Conservancy (TNC) for the Eastern Box Turtle fund. She is going to speak with Marea Gabriel, TNC regarding the application.

**415 Plymouth St. (Picone)**

Cassady said they are making great progress and have secured more funding. She said she went out on Monday with the Department of Agriculture. She said she is waiting on a letter of Intent from the farmer that will be investing in the property.

**Soule Homestead**

Cassady said she went to the site with Jim to look at encroachments and did not see any because of the thick foliage. She said she will go back out in the fall.

**0 & 535 Wareham Street (restoration)**

Cassady said Mr. Jackson came into the office with receipts of the plants he purchased. Cassady said she will go out and look at it.

**722 Plymouth Street**

Cassady said they filed with DEP for an After-the-Fact Notice of Intent to clean up the old owners mess.

**Precinct Street**

Cassady said she has asked them for an As-Built plan to see the impact that was done to the wetlands from the pipe lines.

**Nemasket River Sediment**

Cassady said she went out to the Select Board meeting on the 11<sup>th</sup> and presented that there will be an application and asked for them to be the applicants. Lakeville will also be filing an application.

**Plymouth Street (Town Land)**

Cassady said this will be before the Select Board in September for conveyance to the Conservation Commission at October Special Town Meeting.

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**Continuation of Abbreviated Notice of Resource Area Delineation for 1 Spruce Street & 534 Wareham Street, Waterman Properties, LLC (Zenith Consulting Engineers, LLC). DEP#SE220-1541**

They have asked to continue the hearing to the next meeting in August.

A motion was made by Nancy Ockers, to continue the hearing to the August 4, 2022, meeting, 2<sup>nd</sup> by Edward Medeiros. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Continuation of Notice of Intent for 457 & 459 Wareham Street, Jeffrey Checkoway, Calare Properties, LLC (Bohler Engineering) DEP# SE220-1549**

They have requested to continue the hearing.

A motion was made by Edward Medeiros, to continue the hearing to the August 4, 2022, meeting, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Continuation of Notice of Intent for 0 Cedar Street, (M 8, L 1724), Ashley Herman, (Webby Engineering), DEP#SE220-1529**

The engineer has asked to continue the hearing to August 18, 2022.

A motion was made by Edward Medeiros, to continue the hearing to the August 18, 2022, meeting, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Continuation of Notice of Intent for Everett Street, (M 41M, 41 & 40, L 4923, 4187, & 4895), Peter Varrasso, Jr. (Center Mount Land Development, LLC) DEP#SE220-1525**

The engineer has requested to continue the hearing to August 4, 2022.

A motion was made by Edward Medeiros, to continue the hearing to the August 4, 2022, meeting, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Mail/Correspondence**

Letter sent to 22 Walnut Street about items being within the 200' of Miller's Neck Brook.

E-mail about trimming of vegetation at 56 Plymouth Street.

Memo sent for an automotive license.

Memo to Zoning Board for 5 Smith Street, for a kennel.

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**Notice of Intent for Old Wood Street, (M 65, L 1137), Marcus Baptiste, Southbrook Development (Zenith Consulting Eng.), DEP#SE220-1552**

Medeiros recused himself.

Stewart read the legal ad into the record.

A motion was made by Nancy Ockers, to accept page 2 of the Notice of Intent into the record, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.



Edward Medeiros said he was not notified with this project. The mail was sent to his P.O. Box.

Present was Bob Forbes, Zenith Consulting Eng., and Marcus Baptiste, owner. Forbes said this is a 1.5 acre parcel. There is currently nothing on this parcel. They are proposing an office building and 5 contractor bays. The office building is well outside of the 100ft. buffer. Part of the garage and parking area is within the 100ft. The project will have town water, private septic system, and a couple of infiltration basins. He said they can infiltrate all run-off on the site. The septic is outside of the 100ft. buffer. They will have conservation signs on the property. They have started clearing trees but it is outside of the 100ft. buffer. Cassady said they will need to do an application with DPW because of the storm water. Ockers asked if they have snow storage on the plan. Forbes said they do not but will put it on the plan and it will go to the corners of the parking lot. Baptiste said the boundaries of the cemetery are not defined. He said he is going to define them and put in an easement. Baptiste said there will also be a fence between the cemetery and his parking area.

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

At the next meeting Forbes will need to have a revised plan showing snow storage and have the tax form.

A motion was made by Nancy Ockers, to continue the hearing to the August 4, 2022, meeting, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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Notice of Intent for 76 Plympton Street, (M 33, L 3179), D. R. Warren Enterprises  
(Foresight Eng. Inc.), DEP#SE220-**

Medeiros returned to the meeting.

Stewart read the legal ad into the record. Proof of mailing was received. There is no DEP number yet.

A motion was made by Edward Medeiros, to accept revised plans dated July 12, 2022, and July 20, 2022, into the record, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Edward Medeiros, to accept revised Notice of Intent page 3 of 9, into the record, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

Present was Darren Michaelis, Foresight Eng. and Mr. Warren, owner. Michaelis said the applicant got over zealous and cleared some of his yard in the resource area. 4,900sq.ft. was

cleared. Sabatia flagged the wetlands. The 25ft. has been re-established with grass. They would like to put in an in-ground pool, concrete patio, and a small shed for the pool chemicals. Warren said he agrees to this fix this problem. Guimont said she would like to see signs on the property, so this does not happen again.

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

Anne Ellis, 48 Plympton Street, spoke on behalf of her sister Joan Ellis. Joan Ellis wrote a letter and Stewart read the letter into the record. She had concerns about the pool chemicals and opposes this project. She is concerned about the 2 streams and potential flooding on her property.

Michaelis said there is a stone wall dividing the property and they are not doing any work within the stream area. They will only be grading 6 inches down. This project will not affect the Ellis property.

The Commission said they will need to do the restoration first and apply to the Select Board under the W.R.P.D. because it was in the 25ft. They will also need to come back because they do not have a DEP number yet. The Commission said they will put in a special conditions stating that there will be no draining of the pool into the reservoir or bogs and that they will need to do the restoration first.

A motion was made by Edward Medeiros, to continue the hearing to the August 4, 2022, meeting, 2<sup>nd</sup> by Nancy Ockers. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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Notice of Intent for 326 Marion Road, (M 91, L 6462), Robert Rea (Foresight Eng. Inc.),  
DEP#SE220-  
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Stewart read the legal ad into the record. Proof of mailing was received. They do not have a DEP number yet.

A motion was made by Melissa Guimont, to accept revised plans dated July 20, 2022, 2<sup>nd</sup> by Edward Medeiros. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

Present was Darren Michaelis, Foresight Eng. Michaelis said they are proposing a Morton building out back for the owner's equipment and wood working. Within the building he would like a small office and bathroom. The existing septic has failed, so the owner is going to replace the septic and add an addition onto the existing house which is all outside of the 100ft. buffer. He would also like to restore the existing barn. Cassady said she and the Commission went to the site on Monday. Cassady said the wetland line is very conservative and it is a flat site.

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

A motion was made by Edward Medeiros, to continue the hearing to the August 4, 2022, meeting, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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Notice of Intent for 473 Wareham Street, (M 87, L 4827), Nathan Jenkins, Final Gift USA LLC (Bohler), DEP#SE220-**

Present was Randy Miron (via Zoom), representing the applicant, did not bring the green cards for proof of mailing to the abutters. Therefore the hearing could not be opened and they will need to re-advertise and re-notify the abutters to be put on the August 18, 2022, meeting.

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Continuation of Notice of Intent for River Street, (M 4, L 3894), Charles M. Brooks, (Outback Engineering Inc.), DEP#SE220-1547**

Present was Jason Youngquist (via Zoom), Outback Eng.

A motion was made by Edward Medeiros, to accept revised plans dated July 13, 2022, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Edward Medeiros, to accept the peer review report submitted by Lucas Environmental, dated July 8, 2022, into the record, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

Youngquist stated that the B series wetland flags are now labeled on the plan. The peer reviewer agreed with the wetland flags.

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

A motion was made by Edward Medeiros, to close the hearing, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Edward Medeiros, to issue a Standard Order of Conditions for River Street, DEP#SE220-1547, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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Continuation of Notice of Intent for 3 Spruce Street, Marc Roy Sr., (SITEC/Civil & Environmental Consultants, Inc.) DEP#SE220-1537**

Present was Karlis Skulte (via Zoom), Civil & Environmental Consultants.

A motion was made by Peter Gately, to accept revised plans dated July 14, 2022, 2<sup>nd</sup> by Edward Medeiros. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Melissa Guimont, to accept revised Notice of Intent page 7 of 9, into the record, 2<sup>nd</sup> by Edward Medeiros. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

Skulte said they have added the 25ft. and 50ft. lines to the plan. They also extended the rip rap and added additional trees to the edge of the wetlands.

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

A motion was made by Peter Gately, to close the hearing, 2<sup>nd</sup> by Edward Medeiros. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Nancy Ockers, to issue a Standard Order of Conditions for 3 Spruce Street, DEP#SE220-1537, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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**Continuation of Notice of Intent for Commerce Boulevard, (M 39, L 1938, 2867, 2868, 2886, 2987, 2895, 4436, & 5151), Terry Conroy Jr., Middleborough Park, LLC c/o Conroy Development Corp. (Highpoint Engineering Inc.) DEP#SE220-1546**

A motion was made by Edward Medeiros, to accept revised plans dated July 13, 2022 & July 14, 2022, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

The revised sheets dated July 13, 2022, were sheets 15 of 50, K001, C203, C303, and C503.

A motion was made by Edward Medeiros, to accept the peer review report, dated July 20, 2022, into the record, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

Stewart read the highlights of the peer review report into the record.

Present was Matt Mui, Highpoint. Mui said they have mulch wattle for their erosion control. Cassidy asked if they finished with the Planning Board, and Mui said some things are contingent.

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

A motion was made by Edward Medeiros, to close the hearing, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

A motion was made by Edward Medeiros, to issue a Standard Order of Conditions for Commerce Boulevard, DEP#SE220-1546, 2<sup>nd</sup> by Melissa Guimont. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

**Conservation Commissioner Reports – CPC; CEHIC; OSRP; 230 Bedford Street**

Ockers said that CPC is approaching their Phase 1 applications for September 1<sup>st</sup>. Cassidy asked if they have a meeting set up for before September and Ockers said they have one for August 17<sup>th</sup> at 7PM.

Gately said Pratt Farm still has a ton of stuff that needs to be done. Gately said he spoke to people from last Saturday. Gately mentioned changing the name Pratt Farm to Pratt Farm Park. Some of them had mentioned getting other departments (ex. Parks Dept. and DPW) to help take care of the land. Gately said they could go to the town meetings and ask for more funding for each department. Gately said they have no one to take care of the conservation lands. Ockers said maybe they could coordinate a discussion when they are going to purchase Picone Farm because they are going to be taking on more acreage with still no support of taking care of conservation lands. Ockers said there needs to be an additional roll, maybe in the Parks Dept. for helping take care of the land. Cassidy said the problem with calling Pratt Farm a park is that there it is not under the Park Dept. and was purchased as conservation land and is not a park. Cassidy said there are other towns that have a Stewardship person, whether it is seasonal or part time year-round, that take care of the conservation lands. Cassidy said she feels it should be a paid position. Cassidy said some towns have Rangers to help out as well. Cassidy said if the Commission would like to discuss this at the August 4<sup>th</sup> meeting, she will put in Dropbox the Land Stewardship job descriptions. Stewart asked if Cassidy could get information from the towns that do this, such as budget, how many hours, and exactly what they do.

Gately said the trails are not marked at Pratt Farm. He suggested a different shape and color with spray paint to mark the trails. He knows some of the trails have names but they are older and not everywhere. Stewart said it would be good to identify trails. Cassidy said she would encourage Gately to speak with Paul Kowalker.

Cassidy suggested starting a Trails Committee. She suggested that Joe Osbourne update the maps. Cassidy said they could have a working group meeting to see exactly how they are going to tackle everything. Jones said they could get a “Friends” committee because they can raise funds for projects they want to do, they would just work under Conservation.

Gately said the pavilion funds are sitting in limbo somewhere and they cannot have a pavilion, can they use the funds. Ockers said she would talk to KP Law about this. She said she asked Barbato to get the account number and other information. Cassidy said the problem is that people donated specifically to the pavilion and they have since passed away, so they would need to find their heirs to get permission to use the money towards other projects.

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**Mail/Correspondence**

Memo to convert a Ch.61A

Letter to 53 Plymouth St. regarding dangerous trees.

Peirce Building public walk-through on July 19<sup>th</sup> & 30<sup>th</sup>.

Information regarding Rockland Industries, Commission wants it put on the website.

Thank you e-mail to the Taunton Watershed.

Memo regarding 308 Old Center Street.

South Coast Rail Updates.

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A motion was made by Edward Medeiros, to adjourn at 10:08PM, 2<sup>nd</sup> by Peter Gately. Roll call vote: Peter Gately Aye, Melissa Guimont Aye, Jacqueline Jones Aye, Edward Medeiros Aye, Nancy Ockers Aye, and Diane Stewart Aye. Unanimously voted.

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Respectfully Submitted By:

Catherine Pipher  
Minutes Clerk

**DATE APPROVED:** August 4, 2022