

Town of Stoughton Conservation Commission

Meeting Minutes

8-30-2023

The meeting was in a hybrid format using Google Meets, in compliance with MA legislation.

Present: Gerald McDonald, Chair; Michael Horan; David Asack in person. John Malley; Lionel Lucien and John Morton by google.

Also present: James Conlon, Environmental Affairs Officer

Motion made by Mr Morton, second by Mr. Lucien to take 298- Joseph Ruotolo MTC Law, out of order at 7:04PM, Motion passed with a roll call vote.

Joseph Ruotolo Town Counsel, MTC Law, present to discuss the donated land.

Mr. Conlon reviewed the parcel and advised there are easements on parcel for New England Telephone for all of the property. 2004 Verizon easement but unclear whether it is on our parcel. Not too concerning as they are utility easements. They are the only 2. There is another easement to be obtained during the development for drainage of the development.

Mr. Morton asked about conservation restriction on the open space we are taking.

Mr Ruotolo advised it is in the order of conditions that the land must be donated to the Conservation Commission and must developer must include a conservation restriction on the developed parcels.

Mr. Morton concerned about the conservation restriction on the developed property.

Mr Ruotolo advised there would be a restriction

Motion to recommend acceptance of 12.47 Acres by Mr. Morton, second by Mr. Horan – passed unanimously.

Public Hearings:

298-0893 – NOI – 35 Willow –

Motion by Mr Horan, second by Mr. Morton to open the hearing. Passed Unanimously

Mr. McDonald read into the record

Paul Brodmerkle for the applicant reviewed the plan.

Mr. Conlon reviewed and had no major objections.

Mr. Morton concerned about allowing a deck in the no touch zone. Also concerned about the dock into the lake.

Mr. Brodmerkle advised this is going where there was an existing concrete slab and would be minimal disturbance and they would be willing to reduce the size of the deck to match.

Mr McDonald fine with it.

Mr. Lucien asked if there are other floating docks on the pond.

Mr. Conlon advised that there are others and that this house had a dock at previously.

Mr. McDonald fine with the dock.

Mr. Morton would be willing to approve subject to the deck being same size of the concrete slab.

Motion to approve as presented by Mr. Lucien, second by Mr. Horan. Motion passed 4-1 with Mr. Morton voting against.

DEP 298-0892 NOI – Chateau – Continuance

Christopher Lucas for the applicant brought us up to date on project response to Mr. Conlon's comments and plan revisions.

Mr. Conlon advised applicant made all requested changes and that project be approved.

Motion by Mr. Morton to approve with standard conditions and special conditions noted by Mr. Conlon, second by Mr. Horan – approved unanimously.

Fine Hearing – Laura Benedetti

Homeowner not present. She asked about coming to September meeting.

Motion to send a letter by Mr Asack, second by Mr Lucien. Passed Unanimous.

DEP 298-0876 – SPW - Continued

DEP 298-0871 – 1261 Park St Certificate of compliance

Mr. Conlon advised they did a tremendous job.

Motion to approve by Mr Lucien – second by Mr. Malley. Passed Unanimous.

DEP 298-0858 - 1801 Certificate of compliance

Property owner not present.

Mr. Conlon presented status of project.

Motion to approve by Mr. Lucien, second By Mr. Malley – Passed Unanimously

Gay Hurley McNamara Historic Barn (taken out of order)

Mark Zamanian CPC reviewed.

Mr. MacKerron – summarized the building aspect of the project.

Mr. Zamanian – asked what the intent is for the property. Asked about forming a community benefit such as cooperative, community garden, micro-farms – etc. Looking to build a framework with commission members for how it would work.

Mr. McDonald Gerry mentioned our previous dealings with use ideas resulted in an opinion from town council as to what we can and cannot do. Also said we need to provide what the reasons are for restoring the barn.

Mr Morton said we need come up plan for use and RFP request for plans for use that would be community oriented.

Motion to endorse a plan as laid out by Mr. Zamanian and Mr MacKerron, by Mr. Asack , second by Mr. Horan. Including involving the BOS. Passed Unanimously.

DEP 298-0866 – 23 Alderwood Road Certificate of compliance

Mr. Conlon reviewed status project. Recommends issuing certificate.

Motion to issue certificate by Mr. Asack, second by Mr. Horan. Passed Unanimously

DEP 298-0873 – 34 Blackstone St Certificate of compliance

Mr. Conlon reviewed status of project. Satisfied with project and recommends approval.

Motion to issue certificate by Mr. Asack to second by Mr. Horan. Passed Unanimously

DEP 298-0554 – Enforcement Order – 1150 Turnpike St

Continued

Eversource notice of vegetation management

Just notification to us – nothing needed

MASSTrails Grant – Bird St

Jim Conlon provided project update. Also looking for approval of the bid Flynn Enterprises. He is satisfied that the bid meets the specs and contractor comes highly recommended.

Motion to approve bid by Mr. Malley, second by Mr. Morton – Passed unanimously.

MBL Development For Info Purposes

NOI – USDA Programs Chart – provided for reference

Exteriorscapes – just FYI on their request for Superseding Order of Conditions

Fine Hearing Map 55- Nothing new

Minutes of July 19 approved unanimous

Motion to adjourn – Mr Asack, second Mr Morton – 9:11 PM Passed unanimously

Minutes submitted by John Malley

APPROVED 9-15-23 (4-1)