

**MINUTES**  
**CONSERVATION COMMISSION**  
**REMOTE PARTICIPATION**  
**April 4, 2022**

**OPENING:** The regular scheduled meeting of the Conservation Commission opened at 7:00 via Zoom only. Chairman MacWilliams announced the names, time and date of the meeting, and stated that the meeting was being recorded.

**ATTENDANCE**

David MacWilliams, Chairman	Present
Mehmet Mizanoglu, Commissioner	Present
Brian Drenen, Vice Chairman	Absent
Brian Pranka, Commissioner	Present
Jerry Patria, Commissioner	Present
Kevin Solek	Present
Maryssa Cook-Obregon	Absent

Acting Conservation Commission Coordinator Dennis Clark was also in attendance.

**MINUTES**

Chairman MacWilliams made a motion to table the minutes of March 7, 2022. Commissioner Patria seconded the motion. The roll call vote was as follows:

David MacWilliams	yes	Mehmet Mizanoglu	yes
Jerry Patria	yes	Kevin Solek	yes
Brian Pranka	yes		

Chairman MacWilliams made a motion to table the minutes of March 21, 2022. Commissioner Mizanoglu seconded the motion. The roll call vote was as follows:

David MacWilliams	yes	Mehmet Mizanoglu	yes
Jerry Patria	yes	Kevin Solek	yes
Brian Pranka	yes		

Chairman MacWilliams made a motion to table the minutes of February 7, 2022. Commissioner Mizanoglu seconded the motion. The roll call vote was as follows:

David MacWilliams	yes	Mehmet Mizanoglu	yes
Jerry Patria	yes	Kevin Solek	yes
Brian Pranka	yes		

There were no public comments

## PUBLIC HEARINGS

Mr. Ryan Nelson, R. Levesque & Associates

**NOI 194 Hillside Road DEP # 292-0398** Chairman MacWilliams opened the Public Hearing by reading the legal ad as posted in the Reminder Publication on March 24, 2022. Mr. Nelson presented a plot plan showing the project which was originally submitted in 2015. The Order of Conditions has since expired and the property was sold. The wetlands needed to be re-delineated, and Mr. Solokhin, the new owner began clearing the property without having a valid Order of Conditions. Mr. Nelson stated that the wetlands have significantly changed since the last delineation making the property more constrictive. The Zoning Board of Appeals did grant a front yard setback to 50 feet. A rain garden will be located to the rear of the property, and the unpermitted area will be left to natural restoration. The Town had constructed a rip rap drainage on Hillside Road which contributed to the relocation of the intermittent stream according to Mr. Nelson. Acting Coordinator Clark stated that he had several conversations and emails for years with Mr. Solokhin notifying him that the Order of Conditions had expired and the trees should not be cut. Chairman MacWilliams made a motion for a continuation until the next meeting. Commissioner Mizanoglu seconded the motion. The roll call vote was as follows:

David MacWilliams    yes

Mehmet Mizanoglu    yes

Jerry Patria    yes

Kevin Solek    yes

Brian Pranka    yes

The Conservation Commission scheduled a site visit.

Mr. Ryan Nelson, R. Levesque & Associates

**NOI 5B Sawgrass Lane DEP # 292-0399** Chairman MacWilliams opened the Public Hearing by reading the legal ad as posted in the Reminder Publication on March 24, 2022. The parcel is part of a river front redevelopment area. The paved parking area approximately 39,800 square feet and sheds have been removed. The plan will only now impact the river front of 1,557 square feet for the driveway. Redevelopment can take place in a previously developed area as long as it has less of an impact on the river front area. Mr. Nelson is waiting for the Mass DOT curb cut permission. Mr. Nelson will flag the area to show the location of the proposed dwelling. Chairman MacWilliams made a motion for a continuation until the next meeting. Commissioner Mizanoglu seconded the motion. The roll call vote was as follows:

David MacWilliams    yes

Mehmet Mizanoglu    yes

Jerry Patria    yes

Kevin Solek    yes

Brian Pranka    yes

The Conservation Commission scheduled a site visit.

**Forest Cutting Plan North Pond** There has been no update as to when the project is taking place as of this meeting.

Mr. Ryan Nelson, R. Levesque & Associates

**Request for Certificate of Compliance DEP # 292-0369** Mr. Nelson stated that the original request was for lots 5, 6, 7 and 21. During a site visit, members of the Conservation Commission noted that there were still some violations of the Order of Conditions on lots 7 & 21. Lots 5, 6 & 9 have their own independent Order of Conditions. However, the request for a Certificate of Compliance was just to remove the properties from the developer and transfer ownership to the homeowner. Chairman MacWilliams stated that during the site visit, the builder was not cooperative and did not want to comply with the existing Order of Conditions

specifically relative to boulders in the rear yard as they would decrease the size of the lawn area but encroach on the 50 foot buffer zone. The builder was informed of what was required, but as of this meeting, none of the requirements were met. Mr. Clark, acting Conservation Coordinator, stated that houses are already built on the lots and once the developer got the Order of Conditions they never called for a pre-construction site visit nor posted a bond.

Mr. Ryan Nelson, R. Levesque & Associates

**Request for Certificate of Compliance DEP # 292-0324** This was the original Order of Compliance for 194 Hillside Road. The Conservation Commission will hold off on this issue until the site visit for relative to DEP # 292-0398.

**Conservation Coordinator** Chairman MacWilliams stated that there are two remaining candidates. The Select Board will meet on April 11<sup>th</sup> on this issue.

**Beach Sand for Town Beach** Chairman MacWilliams spoke with members of the Park & Rec and suggested that the sand that was washed into the lake be used instead of brining in sand. There is a contractor who will donate their time and sand. However, the beach will require specific sand.

**Noble Steed Enforcement Order** Acting Coordinator Mr. Dennis Clark received a notice from the developer that the silt fencing is now in place. The Conservation Commission members scheduled a site visit to confirm that the site is in compliance with the Enforcement Order.

**72 Mort Vining Road** Chairman MacWilliams stated that there appears to be an issue between the property owner and the potential purchaser. It was the potential buyer that submitted the application to remove the property from Chapter 61A, and not the owner. There may be a legal issue with the land purchase.

**Community Garden** An estimate was received from KeenKut to mow the garden area at \$80.00 per mowing. This is the same cost as the previous mower. They were asking to sign a full year contract, but the Town has to separate the fiscal years. KeenKut will be asked just to bill on a weekly basis. KeenKut will also be asked to address the area around the kiosk in front of the garden.

**Proposed Marina 141 Congamond Road** Mr. Cheever has been going over LPP applications that were submitted incomplete or with questions. Mr. Cheever contact the Police Department to inquire as to who a vessel was registered to. Chief Landis indicated that he was not a member of the Conservation Commission and would not have access to that type of information. Mr. Cheever is the Conservation Commission liaison to the Lake Management Committee. Chairman MacWilliams made a motion to nominate Mr. Cheever as an unpaid consultant to the Conservation Commission relative to LLP issues. Commissioner Patria seconded the motion. The roll call vote was as follows:

David MacWilliams    yes

Mehmet Mizanoglu    yes

Jerry Patria    yes

Kevin Solek    yes

Brian Pranka    yes

Mr. Cheever related information on 141 Congamond Road. At this time, they would use public way parking for marina parking as there is insufficient parking for the amount of proposed slips. The dock will need to be approved by the State through a Chapter 91 license. An NOI for this property is scheduled for May 2, 2022.

Chairman MacWilliams made a motion to adjourn at 8:17 p.m. Commissioner Mizanoglu seconded the motion. The roll call vote was as follows:

David MacWilliams    yes  
Jerry Patria        yes  
Brian Pranka        yes

Mehmet Mizanoglu    yes  
Kevin Solek        yes

Respectfully submitted,

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Jean Nilsson, Secretary

cc:  
Select Board  
Town Clerk

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Dave MacWilliams, Chairman

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Brian Drenen, Vice Chairman

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Jerry Patria, Commissioner

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Brian Pranka, Commissioner

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Mehmet Mizanoglu, Commissioner

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Kevin Solek, Commissioner

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Maryssa Cook-Obregon, Commissioner

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Date