

**MINUTES**  
**CONSERVATION COMMISSION**  
**REMOTE PARTICIPATION**  
**June 21, 2021**

**OPENING:** The remote Zoom meeting is being held in pursuant to the Governor Baker's March 12, 2020, order suspending certain provisions of the Open Meeting Law, F.L. C.30A, 18 and the Governor's March 15, 2020 order imposing strict limitation on the number of people that may gather in one place.

Christopher Pratt, Chairman opened the meeting at 7:00 p.m. and announced the Commissioners who were in attendance names, time, and date of the meeting, and that the meeting was being recorded.

**ATTENDANCE**

Christopher Pratt, Chairman	Present
David MacWilliams, Vice Chairman	Absent
Mehmet Mizanoglu, Commissioner	Absent
Brian Drenen, Commissioner	Present
Brian Pranka, Commissioner	Absent
Jerry Patria, Commissioner	Present
Maryssa Cook-Obregon, Commissioner	Present
Dennis Clark, Coordinator	Present

Also in attendance was:

Norman Cheever, Lake Management Committee  
Ryan Nelson, R. Levesque & Associates  
Luke Showalter, Furrow Engineering  
Burt Hansen, Chairman Agricultural Committee

**MINUTES**

Commissioner Drenen made a motion to accept the minutes of June 7, 2021. Commissioner Patria seconded the motion. The roll call vote was as follows:

Christopher Pratt	yes	Maryssa Cook-Obregon	yes
Brian Drenen	yes	Jerry Patria	yes

**PUBLIC HEARINGS**

Mr. Luke Showalter, Furrow Engineering

**NOI DEP # 292-0386 217 College Highway** Mr. Showalter presented a plan for a day care center at the corner of Vining Hill Road and College Highway, behind CVS. The frontage is on College Highway, but the entrance to the facility will be from Vining Hill Road. The 9,300 square foot building will have 30 parking spaces and a playground area. A portion of the design is within the 100-foot buffer to be left in its natural state. The Storm Water report has been

issued to DEP and DPW which shows water runoff directed to a retention pond. Coordinator Clark reviewed the plans and advised that this is the best configuration for use of the property and the wetlands have been correctly delineated.

Chairman Pratt made a motion to close the Public Hearing. Commissioner Cook-Obregon seconded the motion. The roll call vote was as follows:

Christopher Pratt        yes

Maryssa Cook-Obregon    yes

Brian Drenen        yes

Jerry Patria                yes

Chairman Pratt made a motion to approve the project as submitted with a \$10,000.00 bond. Commissioner Patria seconded the motion. The roll call vote was as follows:

Christopher Pratt        yes

Maryssa Cook-Obregon    yes

Brian Drenen        yes

Jerry Patria                yes

Mr. Ryan Nelson, R. Levesque & Associates

**NOI 42 DEP # 292-0385 Depot Street** Chairman Pratt opened the continuation of the Public Hearing. Mr. Nelson presented a revised plan as discussed at the previous meeting. Units 5 –16 were moved further east of the buffer zone. Though the revised plan was an improvement, the Conservation Commission suggested that the buildings be moved even further east into the central open space area. Moving the units could have all the units outside of the wetland buffer and also give the units a back yard but would require a variance. Mr. Nelson said that he would consult with his client to determine if it would be financially feasible. Chairman Pratt made a motion to approve a continuation of the Public Hearing. Commissioner Drenen seconded the motion. The roll call vote was as follows:

Christopher Pratt        yes

Maryssa Cook-Obregon    yes

Brian Drenen        yes

Jerry Patria                yes

Ryan Nelson, R. Levesque & Associates

**NOI DEP # 292-0387 Sodom Mountain Road** Chairman Pratt opened the continuation of the Public Hearing. The Commissioners conducted a site visit at the location. The revised plans moved the driveway further away from the wetlands and there will be approximately 5,400 feet of restoration. A third party review of the wetland delineation will be performed by Freshwater Wetland for the Commission's review. A wildlife habitat study will be conducted by the applicant's consultant and submitted to the Commission for review. The potential buyer is considering purchasing the entire parcel. The Conservation Commission would take that into consideration provided the purchaser agrees to a conservation restriction on entire parcel. Chairman Pratt made a motion to approve a continuation the Public Hearing. Commissioner Cook-Obregon seconded the motion. The roll call vote was as follows:

Christopher Pratt        yes

Maryssa Cook-Obregon    yes

Brian Drenen        yes

Jerry Patria                yes

Mr. Ryan Nelson, R. Levesque & Associates

**NOI DEP# 292-0374 115 Fred Jackson Road** Mr. Nelson stated that the project is still being reviewed by David B. Foulis, DEP Environmental Analyst and requested that the Public Hearing be continued. A continuation was granted.

## **NEW BUSINESS**

**Proposed Work Session** A meeting has not been scheduled with the Lake Management Committee, however, some of the issues relating to the Lake Permitting Program have been solved. There are still some questions on Chapter 91 licenses and a joint work session should be rescheduled in the future.

**North Pond TRAIL Grant CPC Funding Status** The Accounting Department has established an account to access the \$15,000.00 as voted on by the CPC. The next step is working on getting the materials for the project.

**Burt Hansen, Chairman Agricultural Committee** Mr. Hansen joined the Zoom meeting to discuss the property of the future Carvana. Chairman Pratt explained that the Conservation Commission conducted a Public Hearing for an ANRAD which delineated the resource areas and buffer zones after a third-party review. Coordinator Clark agreed to contact MEPA requesting an Environmental Review from the State. Mr. Hansen noted that it was disappointing how the project was at first conducted under “The Bailey” project, and not as Carvana. The Agricultural Committee will conduct a meeting to further discuss the project.

**Coordinator Clark Reimbursement** Coordinator Clark did not receive his total reimbursement as voted on by the Conservation Commission. The Accounting Department reduced the amount of the purchase order. Commissioner Drenen made a motion to secure funding through the Conservation Commission Wetland revolving account for the reimbursement for Fiscal Year 2022 in the amount of \$1,600.00. Commissioner Patria seconded the motion. The roll call vote was as follows:

Christopher Pratt	yes	Maryssa Cook-Obregon	yes
Brian Drenen	yes	Jerry Patria	yes

## **OLD BUSINESS**

**Town Hall Meeting Protocol** Governor Baker’s order for open meeting laws has been rescinded. However, there is no defined protocol for open meetings. The Commissioners agreed to continue meeting via only Zoom until further notice from Governor Baker’s office.

As there was no further business to discuss, Commissioner Patria made a motion to adjourn the meeting at 7:57 PM. Commissioner Drenen seconded the motion. The roll call vote of the Commission was as follows:

Christopher Pratt	yes	Maryssa Cook-Obregon	yes
Brian Drenen	yes	Jerry Patria	yes

**The next regularly scheduled meeting of the Conservation Commission is 7/19/21.**

Respectfully submitted,

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Jean Nilsson, Secretary

cc:

Select Board  
Town Clerk

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Christopher Pratt, Chairman

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Vice Chairman MacWilliams

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Jerry Patria, Commissioner

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Mehmet Mizanoglu, Commissioner

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Brian Drenen, Commissioner

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Brian Pranka, Commissioner

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Maryssa Cook-Obregon, Commissioner

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Date