

Carl Hommel
Chairman



Susan Cahalan
Vice Chairman

TOWN OF MENDON
CONSERVATION COMMISSION
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Meeting Date: 23-05-25

Meeting Location: Hybrid Teams / 2nd Floor Meeting Room

Minutes Approved: 24-03-14

Members Present: Carl Hommel, Bob Sweet

Members Remote: Susan Cahalan, Tim Aicardi

Members Absent:

Recording: <https://youtu.be/TCfw-6fdWB4?si=9r7h80Pc4Rc8QzsD>

Others Present:

Others Remote: 8

Quorum met at 7:00pm and the recording started. The meeting is called to order by Chairman Carl Hommel and the Conservation Commission members introduce themselves.

Correspondence

Review correspondence (postal, voicemail, and email)

- An email from Anne Mazar inviting the Conservation Committee to a site walk on the Town Hall Campus, 6/13 at 9:00am
- From Margaret Vincent, asking about an Order of Conditions for a property that may be 58 Milford St
- From Sandra Taft, regarding sand and gravel operations at 7 Nipmuc Dr, and whether it is jurisdictional for the ConComm
- From Aldo B. Consigli, Jr, attorney for Kathryn Hackenson, regarding paperwork for 31 Hartford Ave West. Kathryn was on the call, stating she needs page 6 of the paperwork. Chair Carl will check with Committee Member Susan.
- From John Nenart and Mark Kablack, withdrawing the previous proposal for 35-37 Hastings St, and promising a re-submittal under the new Adult Residential Mixed Use Overlay District By-law that recently passed at Town Meeting
- Materials were received from MACC, manuals and reference materials that Maya ordered. An email from HR was sent informing her and if they go unclaimed, the materials will be added to the reference library.
- Phone call with Belinda Eaton, about activities within a protected buffer zone at 36 Washington St, and her decision to not move forward

Public Hearings begin at 7:15pm

26 Rawson Farm Drive

23 Cape Road –An email was received asking for a continuance until the next Conservation Committee meeting on June 5. A motion is made to continue the public hearing on 23 Cape Road, Bob Sweet, Susan Cahalan 2nds and Passes Unanimously.

116 Uxbridge Road – DEP 218-0842, Notice of Intent submitted on behalf of applicant George's Surf and Turf by Jonathan Scanlon of Allen Engineering for work involving a septic system. It was stated that the Board of Health approved the plan. The plan is put up, shared, and discussed where the septic system is going to go. Asking to approve the NOI and issue an order of conditions with no additional contingencies.

Chair Carl makes a motion to approve the NOI – DEP 218-0842, Motion to accept the NOI, Bob, Tim 2nds. Passes Unanimously

101 Blackstone St. – DEP- 218-0844, Notice of Intent submitted on behalf of applicant Marc and Kelly Leplante by Jonathan Scanlon. Follow-up information from the last Conservation Meeting was given. Pictures were shown, wetland discussed, questions were asked and answered. The timeline for total construction should take about 18 months to complete.

The Order of Conditions would be a notification after all the siltation and erosion control is in place to send an email to ConComm and notify in case the Committee wants to go out for an inspection prior to getting the machinery in place. The motion to accept the Order of Conditions with additional conditions be added that in the 6th foot area, next to isolated vegetative wetland, there will be double protection added (waddle, silt fence).

A motion is made by Carl, so moved by Tim, Susan seconds, Passes Unanimously.

Closed Public Hearings

106 Millville Road – Status update – did not receive any emails or phone calls from abutters.

23 Cape Road – Discussion of conditions on site and adjacent stream after the weekend storm on 5/19-5/20. Abutters did not see any serious amount of siltation after the weekend storm. The new above ground retention pond that the current owner put in seems to have done its job in preventing a lot of immediate runoff. After the next large rain event it was recommended by Chair Carl for the abutters to go and take pictures before the next storm and after for review.

14 Talbott Farm Drive – Reviewed request from Christine Buckhold and AJ Charbonneau for paperwork regarding tree cutting that may be within a protected buffer zone. Pictures of the trees were shown, and work discussed regarding a crane that was going to be used by the tree workers. The work is scheduled to be done on June 1. It was decided that Christine will send an email to ConComm and Chair Carl will respond to it with an approval to be sent to the tree company.

101 North Ave Conservation Restriction – Review proposal from Metacomet Land Trust for the Mendon Conservation Committee to co-hold a Conservation restriction on the Vandersluis properties. Pictures were shared and discussed. The request is that Chair Carl work with President Lisa of Metacomet Land Trust and prepare a letter of intent to co-hold the conservation restriction with Metacomet Land trust to be done before the July 18 deadline.

Chair Carl, move, that the Conservation commission sign a letter of intent to co-hold the conservation restriction with Metacomet Land Trust for the two Vandersluis properties. Bob Seconds. Passes Unanimously.

85 Millville Road – Reviewed status of grass cutting and other disallowed activities onto conservation land. The Commission is going to visit and talk with the homeowner in the next 3 weeks. Ann suggested that Patrice Murphy may want to attend the visit too.

10 Old Taft Ave – Notice of Violation hearing with Gregory Lambert regarding construction of a stone wall and work performed within the buffer zone of Lake Nipmuc and take any action required. The Conservation Commission worked with Peter on preparing a letter to be sent to the homeowner. Committee member Peter was not in attendance, so the meeting is continued. It was discussed that the DEP may get involved. Chair Carl said that the Lake Nipmuc Task Force was created for concerned citizens, a central place. A Lake Nipmuc Task Force meeting should be scheduled to get to know people and find out what direction to go in.

Lake Nipmuc yearly weed treatment update - Working with Dan Byer to make sure that the contract is signed for yearly weed treatment.

23 Cape Road - Request for additional information from Bluewater from the last meeting. Displayed on the screen was the document that Susan wrote. Susan was to go forward with her presentation, however there were audio difficulties. Conner Downey was in attendance addressing his email and specific issues that Susan addressed in her document. Connor reclarified each of them, alteration of riverfront area, buffer zone issue and total disturbance to the stream. Other concerns that Chair Carl raised in an email were addressed, including the temporary basin. Blue Water has (over)designed for all stormwater runoff. Also, the Conservation Committee requested that the Planning board confirm that they have no further comments to the storm water management Operations and Management plan for the Conservation's final approval – Connor spoke with Jack Hunter today and he has not seen any additional comments to date since the Oand M was peer reviewed by Graves Engineering but he will reconfirm with the peer review and Planning Board. Chair Carl asks that an email be sent so members of the Conservation Committee can review ahead of time the Oand M plan and be prepared to ask any other follow-up questions at the next meeting, June 8.

Susan is having audio difficulties.

14 Edward Road– Homeowner would like to know in detail what Susan asked Blue Water. Chair Carl made a link available to look at the document that Connor was referring to.

Resident, Bruce Howe was curious regarding sending incomplete plans to MEPA. Connor Downey stated that all that is required for a MEPA, ENF is a concept plan as well as proposed impacts shown. There is not a requirement to provide fully engineered plans like there are to the Planning Board and Conservation Commission.

Chair Carl would like to have a serious conversation about a peer review. Susan is not available, and so not enough to have a quorum. Due to technical problems the Conservation Commission can't take action at this particular time. Connor asked about the status of a peer review and Chair Carl said that he will be in contact with Committee Member Susan who will correspond with Connor directly regarding a peer review.

ConComm Finances – Chair Carl has a number of checks that are too old to be cashed. Looking for members/volunteers to get in contact with the people who submitted them and have them issue new checks. The other checks have been cashed and will be tracked.

No status on hiring of clerk.

Motion to adjourn, Tim seconds. Passes Unanimously. Meeting is closed at 9:15pm