



Town of Dighton
Conservation Commission Minutes
Regular Meeting
Thursday, April 17, 2025
Old Town Hall
Upper-Level Meeting Room
Dighton, MA 02715

RECEIVED

Town Clerk-Dighton, MA

AUG 05 2025

Time: 1:18 PM

By: (Signature)

Public Meeting Opens at 6:00 PM at the Old Town Hall, 1111 Somerset Ave. This meeting is video, and audio recorded for Cable Broadcast and Internet posting on "www.dighton-ma.gov", and YouTube.

Present- Chairman Jim Digits, Jack Crawford, David Phillips, Abel Mariano, Agent Lisa Caledonia
Absent- Paul Reynolds

Meeting starts with the Pledge of Allegiance

HEARINGS & POSSIBLE DELIBERATIONS

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Holly Grota at 1325 Rebecca Road (Map 13, Lot 113) for a septic system repair, with associated site grading and disturbance within the buffer zone of a bordering vegetated wetland, and within the Riverfront area of the Segreganset River. (MADEP File# SE017-0518) Brad Fitzgerald with SFG Engineering takes the stand. The plan is to put in a 15-gallon monolithic septic tank followed by a 1,000-gallon pump chamber which will pump into the leaching area located on southeast corner of property. There was no room to add in the front because of the high-water table. Septic tank will be put as far from BVW as they could. Will be adding erosion barrier down the south property line and up to the north property line. Motion to accept the project and issue an Order of Conditions put forth by Abel Mariano, seconded by David Phillips – all present members in favor.

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Ronald Oliveira to upgrade a subsurface sewage disposal system with associated grading at 1030 Oak Street (Map 6, Lot 27). A portion of the work is within jurisdictional wetland resource areas. (MADEP File# SE017-0519) Greg Drake with Outback engineering takes the stand on behalf of applicant. During last meeting it was agreed they would change silk fencing to a silt sock, the applicant complied. Also, they were in agreement to put signs on the 25' no touch. Restoration is in the next coming plans. Motion to accept an issue of order of conditions put forth by Abel Mariano, seconded by David Phillips – all present members in favor.

Review/Discuss/Act Continued Hearing: Notice of Intent (NOI) application from Carl Rebello of Bell Farm Estates, LLC at 0 Milk Street & 0 Council Oak Way (Map 17, Lots 109, 135, & 208) for the construction of a 26-lot subdivision with associated roadway and infrastructure- "Bell Farm

Estates'. A portion of the work falls within jurisdictional wetland resource areas. (MADEP File# SE017-0520) Weston & Sampson provided a peer review proposal approved by DCC on 3/20/2025 for which we are awaiting funds in the amount \$8,440. Agent updates committee that they requested a continuance for May 15, 2025 and provided a check this week. Agent has authorized W&S to proceed with the peer review. Motion to continue the hearing until May 15, 2025 put forth by David Phillips, seconded by Jack Crawford – all present members in favor.

Review/Discuss/Act New Hearing: Request for Determination of Applicability (RDA) application from Gregory Olsen at 1136 Main Street (Map 16, Lot 8) to construct a 40' x 60' farm storage building along with filling and grading. A portion of the work falls within jurisdictional wetland resource areas. Greg Olson takes the stand; he is looking to construct the farm storage in the process large trees in the building proximity will be removed. Three new American chestnut trees will be planted on site, away from the building. Loam seeding will occur on the northern and Easton slopes. Superintendent Tom Ferry recommended using 8- to 10-inch minus riprap in the farm ditch on the northern property to help minimize erosion. Erosion waddle will be installed as well. Motion for a negative three determination put forth by Jack Crawford, seconded by Abel Mariano – all present members in favor.

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from Frank Luongo to construct a driveway to access a single residential home along with a point source discharge from a stormwater basin at 0 Horton Street (Map 10, Lots 28). A portion of the work falls within jurisdictional wetland resource areas. (MADEP File # SE017-05XX) Engineer Will Connelly with Zenith Consulting Engineers takes the stand. The site is wooded with small wetland to the North. They are proposing to out in a driveway to access a single-family home. The work done in the buffer will include the driveway, a culvert that discharges toward the wetland and swale that will capture water along the driveway. There will be a construction entrance, silt sock for erosion control, signs along to 25' no touch zone. Committee informs engineer they will need to get approval for the wide driveway to be put in. Concerns of runoff is brought up, engineer states an HydroCAD analysis was done to evaluate the stormwater runoff. The driveway will be a 20' climb; they will have a swale with permanent checks that will provide detention. Conservation wants to make sure they have in writing the fire department is good with the length, width and turn-a-round of driveway, BOH and Highway department approval. The responsible party will keep up with maintenance using chamber fields water quality swale. The owner will make sure there is proper vegetation, soil stability and will get inspected twice a year to for slope integrity. Mowing will be done a one-two times a year to make sure there is no woody vegetation. Motion to continue on May 15, 2025 put forth by David Phillips, seconded by Abel Mariano – all present members in favor.

Review/Discuss/Act New Hearing: Notice of Intent (NOI) application from T&A Realty Trust Antonio Almeida, Trustee to construct roadway, stormwater infiltration basins, associated grading, and utilities at 0 Williams Street (Map 21, Lot 20). A portion of the work falls within the 100' buffer zone to a BVW. (MADEP File# SE017-05XX) Bob Rego, engineer with Riverhawk Environmental speaks, An ANRAD was filed, work is proposed within buffer zone and two potential vernal pools. They are proposing a 17-lot subdivision, one home is on a lot with a ridge that runs through the property. The engineer is at the meeting to address the road construction and the associated stormwater controls. There are two wetland resources areas on the southern portion

of the property. They are proposing two stormwater basins within 100' buffer to the wetlands. The grading within the 50' and we're able to stay out of the 25' no touch zone along the small of the wetland area that connects to large resource area on the opposite side of Williams Street. The basin is proposed at the lowest spot on the property; the runoff will be infiltrated into the basin. The Highway Department voiced concerns about water in this off-site area and how it will flow downhill. They are proposing a culvert across the road to manage and maintain water runoff. Piping under the roadway has 12-inch duct line. Engineer sates they are limited with space because of the elevation. They are proposing a portion of the basins would keep all the grain outside the 50'. The discharge location is about 100' away. Some of the basin would be between the 50' and 100' buffer zone. Abel Mariano asks if the roads have a Cape Cod berm, Bob confirms that there is and the requirement is that its 26' wide and Cape Cod berm on each side along with sidewalks. Agent speaks, most of the work is outside the flood zone, it's all out of the natural heritage and it's not ACEC or an ORW. Bob states Weston and Sampson have done two very thorough reviews. Agent informs Bob that Weston and Sampson told the town that they need to have a concurrent review. Bob Rego believes that is excessive to him because Weston and Sampson gets paid very well do the reviews, and did a complete review for the board and they charged over \$20,000. Bob doesn't understand why they would need multiple reviews if the town requires engineers to only use Weston and Sampson one consultant. He believes it's excessive that applicants are forced to pay high prices and then to add a charge of concurrent review on top. When this review will be the same material, the same drainage report, the same storm water report seems excessive. Bob Rego states he is willing to bring it on to the BOS. Jim Digits questions the concurrent report as well. Jim Digits asks Agent to contact the BOS to see if the review done by W&S will cover what conservation will need for this subdivision and if it doesn't cover what would the fee be for the concurrent review. Agent is concerned this will not be cover the bylaw and with the town's past experiences with consultants. Jack Crawford believes there should be change and consolidation when it comes to the peer reviews to help out the process. Abel states that they should discuss this during closed session. It is something that should be discussed and looked at closer. Jim Digits wants to speak about it now. Jack Crawford speaks up that if their paying for stormwater review for water going into conservation, they shouldn't need the additional concurrent review. Abel agrees with Jack but would rather discuss during closed session to protect the commission. He wants to be sure of the bylaws and would like to take the burden off developers. Agent suggested we speak with BOS and the TA about the matter. Agent will contact Bob Rego, TA and S&W the following week to get updates on next steps. Motion to continue to May 15 put forth by David Phillips, seconded by Jack Crawford – all present members in favor.

CERTIFICATE OF COMPLIANCE

None

ENFORCEMENT

Review/Discuss/Act-2371 County Street (Map 20, Lot 65) Proposed Mitigation Plan by Northcounty Group, Inc. revised 8/6/24. Received revised mitigation plan on 1/16/2024. Reviewed revised mitigation plan on 1/22/25. Some edits remain to comply with earlier requests. Consultant met with Agent and member to review plan. Further edits are necessary to comply with the agreed upon edits. Site visit with MassDEP scheduled for 3/6/2025, the result of the site visit is as follow: John DeSousa will deliver a revised plan by March 31st, 2025; The revised plan will undergo

review at the April (April 17th) Conservation Commission hearing; and Implementation (work begins) within two weeks of the final plan approval (Mid-April). Implementation shall begin within two weeks of the April 17th Conservation Commission hearing. The plan revisions were emailed to the consultant again on 3/12/2025. A revised plan was received on 3/28/2025. The job will be started in 2 weeks weather dependent. Mr. Enos speaks about the problem with the water build up on his property, on Pleasant Street. Agent states that 2470 Pleasant Street is next on the agenda. Mr. Enos states that the property line goes down the center towards the railroad. Agent says unless she sees a survey she can't confirm that. Mr. Enos asked why that can't look at the town maps and see who owns the property. John DeSousa clarifies that the town maps are a general observation, they are not survey plans. Mr. Enos states there are two owners one on pleasant and one on county street. Agent will contact the other owner. The state engineer told Mr. Enos that is the water drains off and vegetation dies, it's no longer wet lands. Mr. Enos would need to hire a engineer to come in and prove that it is no longer wet lands. Mr. Enos states he has spent over \$40,000. Mr. Enos states he doesn't have much respect, Agent; she replies that it was uncalled for. Mr. Enos says he doesn't care who Agent is and that he is a 100% disabled veteran that is claiming he is going through health problem due to this. Jim Digits interrupts to say, as of now it is wetlands, and the wetlands have been infringed upon. Jim Digits asks John DeSousa to continue. John DeSousa says written on the top of the revised plans will be a two-year window of completion date and hand write the date of approval of plans and two years from there will be the exit portion of the mitigation. Date of the plan is March 28, 2025 – March 28, 2027. John would like this to be done within one growing season. Motion to accept the plan for restoration put forth by David Phillips, seconded by Jack Crawford – all present members in favor.

2470 Pleasant Street (Map 20, Lot 55)- Previous filling made to wetland on property. Agent sent another certified letter on 4/10/2025. Agent or the commission hasn't heard from them yet. Jim Digits suggests sending a constable with the information saying that the May meeting that a fine will be imposed if they do not reply to mitigating the wetland violation. Motion to send letter with constable stating fines will be implemented if the owner's respond to mitigating the violation of the wetland put forth by David Philips, seconded by Jack Crawford– all present members in favor.

710 Center Street (Map 9, Lot 154) – Violation (cutting & clearing) on the Conservation Restriction land observed. Follow-up letter sent out on 12/30/2024. Agent has the owners' number and will continue to work with him about planting trees.

880 Hart Street (Map 19, Lot 2) – Multiple violations - Existing Conditions & Mitigation Plan by Northcounty Group, Inc. dated 10/16/24, revised 12/16/24 Site visit on 1/8/2025. MassDEP contacted us on 2/6/2025 to set up a site visit. Site visit with MassDEP scheduled for 3/6/2025, the result of the site visit is as follow: it was discussed John DeSousa will deliver a revised plan by April 30th, 2025; The revised plan will undergo review at the May Conservation Commission hearing; and Implementation (work begins) within two weeks of the final plan approval. John will deliver a revised plan by April 30th, 2025; The revised plan will undergo review at the May Conservation Commission hearing; and Implementation (work begins) within two weeks of the final plan approval. After the site visit the owners applied for an RDA application, it was determined they could put the cows in the back yard and they didn't have to fence in the wetlands.

1070 Smith Street (Map 10, Lot 15-2) Wetland violation (cutting & clearing) Follow-up letter sent out on 12/30/24. Zenith Consulting contacted me on 1/2/2025 that they are working on a filing coming to us soon. Owners hired the wetland scientist looking at the two potential vernal pools.

1030 Oak Street (Map 6, Lot 27) Wetland violations (clearing, cutting, filling) Site visit with new owner (Oliveira Investments c/o Ronald Oliveira) on 11/12/24. NOV sent on 2/10/2025 via certified mail. Site visit scheduled for 3/18/24. Commission will be working with them through order of conditions.

2134 Horton Street (Map 7, Lot 26-1) New wetland violation observed when on-site for a pre-application site visit for a shed. Owner will attend meeting. Site visit scheduled for 3/18/24. A restoration plan is currently pending. A wetland scientist has determined that approximately 875 square feet of wetland have been impacted, covering an area roughly 25 by 35 feet. In addition, about 150 square feet of buffer zone have also been affected. Both the wetland and buffer zone will be restored accordingly. The current property owners have indicated they do not wish to be held responsible for replacing the trees removed by the previous owners. The restoration plan outlines that all site activity will take place under the supervision of a qualified wetland professional. No site work will begin until the necessary erosion controls are present on site and available for installation. Restoration activities will include the removal of wood chip material using a combination of hand tools and mechanized equipment. The wetland and buffer zone will be regraded to match the original contours and elevations. Work will be conducted in a uniform, staged manner to ensure that areas are stabilized progressively as cleanup and restoration proceed. Wood chip fill will be excavated down to the original organic topsoil horizon, and all native stumps and rocks will remain in place. The buffer zone surface affected by the removal of wood chips will be regraded to match surrounding, undisturbed contours. The restoration area will then be seeded with New England Wetland Mix (or a comparable alternative) at a rate of one pound per 2,500 square feet. Upland areas will be seeded with New England Erosion Control Mix (or equivalent) at a rate of one pound per 1,250 square feet. Following seeding, all disturbed wetland and upland areas will be covered with straw mulch. Once restoration is complete, the Dighton Conservation Agent will be contacted to conduct a final site review. Agent doesn't believe they will need erosion controls because they will not be going down and they will be planting the wet land seed mix. Monitoring of restoration progress with done and owners will notify Agent via email.

260 Country Hill Drive (Map 9, Lot 17-19) Complaint received. New buffer zone violation observed on 4/9/2025. When Agent looked into the site she saw there were two building permits pulled for this property for a deck and cabana. Agent originally signed off on the permits because it was her understanding that the work would be outside of any conservation jurisdiction. Upon investigation it looks like the contractor did some grading and a tree removed. A three – four-foot slope was filled. The neighbor, Richard speaks on how when Country Hill Estates was built 35 years ago, they removed a 1900' stone wall that allowed the contractors to reslope the land that abuts his property. Through-out the last 100 years the spring has come up and down, one point acting like a river. Richard is concerned about the reslope of the land because the chemicals that come from a pool, soap, etc. doesn't have a chance to filter in through the ground before meeting the natural spring area. He says the deer population in his area have fluctuated, he witnesses the deer putting their hoofs in the ground to get a drink of water. He believes because of the slope on the land and the stone dust on the rocky hill that it will flood like a river into the natural spring

area. Jim Digits confirms that the slope is on the owners' land. The neighbor is concerned about the water not being able to filter out through the ground, he is already getting flooded out by Country Hill Estates and believes now he will be flooded out by where his house sits. The owners' speak up that they had a survey done and the neighbor now believes they have encroached onto his property. The owner tells Richard he has the opportunity to have a survey done and rebutt where the line is on his property. The owner states the neighbor believes that they stole his land. The neighbor agrees but says that not why he is there today. The neighbor states the problem is that the owners are running a natural underground spring. Agent steps in to speak about conservation, she believes the wetland edge needs to be flagged in the area to determine the 100' buffer zone to figure out where the regulated area is. A site visit will be done. The owners believed that were not in violation according to the GIS site. Agent tells them the site is not accurate. The owner' states they are not there to make any trouble, they are raising their family and trying to build a nice back yard. She asks for help to figure out where the wetlands are, she believed they were supposed to be marked previously. They want to know the violation to make corrections. Agent spoke with Zenith, who surveyed the property, and suggested a site visit. She believes both property owners must work together to identify the wetlands, since the neighbor's land needs to be flagged too. The owner refuses, insisting they'll use their own professional and only focus on their wetlands. Jim Digits asked how far the fill is; Agent believes it's within the 100' buffer zone. Agent explains if there is no hydrology then they look at the soils and it's always done by vegetation. Therefore, they may have a wetland scientist come out and stands and looks over Richard's property. Agent could walk onto Richard's property afterwards and be able to tell the owner's if they are or are not with in the 100' buffer zone. Agent works for the town so the owners should rely on Zenith to help them. The owners state the cutting was done by Richard on their property and this is why Zenith was originally hired. Richards admit that he cut off a limb of a cedar tree. Jim Digits asks for a roundabout measurement of how much fill they put in. The owners are not sure. Agent explains that no matter what they need to get a survey done. The owners state that they did not bring in extra dirt or stone, it was all already on the property. Agent strongly recommended a delineation to Richard. Agent states erosion controls should be placed in the meantime, because if there is a big rain there will be run off. Jim Digits speaks on the back side of the property and suggests to put in a barrier limitation to control run off. The owners are looking to remedy the situation and are asking conservation for help on next steps. Agent says first they will do a site visit on Richard's property then a separate site visit at 260 Country Hill Drive. Jim Digits explains that the site visit's purpose is to give the committee an accurate view of what's happening on the property. The owners state for the record that their project is not done, they stopped all work and the stone dust is not the finished product. Their intention is to plant green giants and clean up the area. Abel Mariano speaks to the owners to say the committee may be able to save them trouble and time with a site visit. Currently the committee is unsure if it's in their jurisdiction. Agent suggests having Zenith on stand by due to being behind on their project four-five weeks. The owners spoke with John Romanelli from Zenith and said Niles has documentation on property. Agent explains that Zenith have their own wetland scientists that will help delineate the property for wetlands. Therefore the owners should ask Zenith to out the on the wetland scientist list and if Richards amenable both property owners can figure this out. First a site visit will be conducted on both properties separately. The committee will do a site visit on Richard's property. The owners tell the committee they are more than welcome to go into the yard. Boundary stakes are in place on the property. The site visit on the owner's property will be conducted on Monday 4/28/25 at 11 am.

Motion to take public input out of order put forth by David Philips, seconded by Abel Mariano – all present members in favor. This is in regards to 2365 Elm Street. The owners cut 115 ft wide to 50 ft long according to his measurements, comes out to 5,750 square feet. The owners explains that last fall a tree fell down on his underground pool and cost him \$13,000 for a new liner. The trees in the backyard were right up to the fence line and he was worried about more tree's falling on his property. He took down the trees in order to avoid more damage. The owners decided to put in a farm for the kids, adding a 10 x 10 pole barn. The owners added gravel to the side of the property to bring in a trail for the wood he purchased for the pole barn. He also parks his work truck in that spot. The owner tells the committee they are more than welcome to come by the house and he has nothing to hide. He says he met with Jim Aguiar the building inspector to pull permits. This lot has no neighbors; the Town of Dighton owns the property around the lot. Agent came down and saw the corner of the land where there may be wetlands. Agent said she saw skunk cabbage. The water goes down, across, down the swale and down the side of the property. There is a low part of the property that builds a small amount of water once in a while, mostly stays dry. The backyard property is all ledge with no wetlands according to the owner. Agent confirmed with the original Engineer that there was no wetland scientist in 2016. Agent believes the area may be an isolated wetland. The tree's he cut down on his property are being saved for fire wood. The owner doesn't believe there are any wetlands and doesn't want to pay for a wetland scientist to come out. The image shows clay on top of the rock; this is causing wetlands according to Agent. She says this is why he doesn't have permeability because of the rock. The owner states on his property there is a marker measures the highest point in Dighton; he questions how he could have wetlands if he is at the highest point. Agent informs him that wetlands can still be present. Jim Digits says that it's a perched water table because of the rocks. David Phillips speaks; he would like to do a site visit. Agent asks what was the concrete he was pouring, he states he was putting up a pole and stopped after Agent request. The site visit will take place on Wednesday April 23, 2025. The owner draws attention to all the rain we currently had and how there is water everywhere. Agent says we look at hydrology, vegetation and soils. She believes he owns a small wetland and a portion of his lot is within the buffer zone. Agent says the soil mapping shows the wetland goes north of his property towards the water departments land and then down. The owner questions why the water department tower is built on wetlands, the committee responds saying the tower was built in the 1960's. Jim Digits informs the owner that laws have drastically changed throughout the years. Agent will follow up with the owner via email.

OTHER BUSINESS

Review/Discuss/Act – Proposed warrant article for Conservation Revolving – Jim Digits opens with new applicants will have fees and will be put into a special account, this will be beneficial to the commission. Jim asks Agent to have Paul write the warrant article so it will be accurate. Money that comes in for filing fees and fines would go into the revolving account to be used at the committee's discretion. After the warrant article is written up it will be voted on by the town members at the town meeting. Jim Digits would like this money to go into the committees account so they are able to use it, rather than other departments being able to use it. He states the conservation commission is most likely the cheapest board that the town has. Agent and the minute taker are the only people getting paid. Where as other departments get overtime, Agent doesn't get fully compensated for the amount of work and hours she puts in. Last week Jim and Agent asked to get her five additional hours and they were denied. The five additional hours would cost the town \$5,000 over last year's budget due to the fact that the commission already cut it down by \$6,000.

The total would have been \$11,000 per year for the five additional hours per week. Agent receives comp time but hasn't been able to use her regular vacation time from the previous fiscal year. Motion to propose a warrant article for conservation revolving fund put for by David Phillips seconded by Abel Mariano – all present members in favor.

Review/Discuss/Act- Meeting Minutes (October 17, 2024 & February 20, 2025) Motion to accept the minutes put forth by Abel Mariano, seconded by Jack Crawford – all present members in favor.

Bills Payable – Review Bills Payable since last meeting

Review/Discuss/Act –2025 Annual Report

Review/Discuss/Act – Request to BOS for adding 5 more hours/week for the Conservation Agent in FY26

Review/Discuss/Act – Robert Brimmer/New Associate Member Jim Digits would like to reaffirm the request to have Bob Brimmer as a new associate member to the commission. Agent states that Glenda at 2134 is planning on hiring Bob. Agent spoke with Bob and let him know that as an associate member he would have to take the conflict of interests' ethics training and recuse himself from anything that involves his work. Motion to reaffirm and send the commission decision to the selectman for a vote put for forth by David Phillips, seconded by Jack Crawford – all present members in favor.

CORRESPONDENCE

Review/Discuss/Act: correspondence concern regarding Lewis Street– Barbara Fontaine on February 20, 2025 meeting brought up concerns about contamination on her street along with high cancer rate. In response to that on March 24, 2025 a letter was sent out. The letter was addressed to BOH, BOS, TA, Master DEP and the Dighton Water District. Complaint received at a public hearing. The conservation commission received a NOI application from Tim Cussen of Parallel Products Solar Energy for construction at Borges Auto at 2200 Lewis Street, map 14, lot 41 for two solar canopies and associated utilities mass DP file number SE017-0513. At the open discussion point a neighbor said there was an unusual high rate of cancer in the neighborhood. We expected the site to be reviewed under peer review. Since that time, the applicant has withdrawn the NOI. The commission does not have evidence of said problem but believes that further investigation is needed. The commission does not have the expertise to follow up. However, we suggest these issues for you. Is the groundwater and/or soils contaminated? Is public water supply and/or private wells at risk? Sincerely, Dighton Conservation Commission, James Digits conservation chairman. We copied the commissioners. They did receive a response from BOH saying they are not aware of any spills in the area. They also received from a response DEP stating they didn't know anything on March 27th. Mass Bureau of Waste Site Cleanup is in the receipt of the attached letter based on the Mass DEP review of documented releases and spills in Dighton. Mass DEP has no record of reportable spills or releases of oil or hazardous materials at 2200 Lewis Street. As for private wells, they are regulated by the town board of health. We are not aware of any private water supplies adversely affected by contaminants in the area. Please reach out with any questions. Take care, Angela Gallagher – Chief site management CN section of Bureau Waste Site Cleanup in Lakeville,

MA. They also received a letter follow up from Barbara Fontaine that reiterated what she stated during February's meeting. Jim Digits speaks, although this was out of their jurisdiction, he wanted to make sure the town departments and appropriate agencies that may have interest in this issue. Jim Digits believes the neighbors should follow up and have their wells/grounds tested to check if anything is seeping underneath.

Review/Discuss/Act: 3/10/2025 Memo received from BOH – The BOH agent works on Friday, Saturday and Sunday making it difficult for open communication with Agent. Jim Digits suggested forwarding the bylaws to them to say the commission has jurisdiction within 100' buffer zone. If you are not sure where the wetlands are that's where it becomes the conservation commissions responsibility. Also don't cut the commission short on notice when they are working opposite schedule as the BOH agent. In the fall Agent and Barbra Catabia amended the application. They brought it to the BOH for approval, adding dig safe number to it, clarified a couple things on the form that were confusing and asked that they include a map of where they want to perc. For new percs BOH receives the application and forwards it to Agent, the application is completed and includes a plan with a sketch location of where they want to perc. Then Agent can make sure that their keeping 100' away from wetland, 200' away from a river and they're not in a flood zone. If they are she will not hold up the perc and inform them they will have to deal with conservation going forward. Conservation was invited to their meeting last Tuesday and it was brought up on the agenda that they wanted to modify that application process to eliminate conservations review and only proceed with their review if the agent deems necessary. Agent and chairman Jim Digits are concerned because conservation is responsible to determine the presence of wetlands not BOH. During the meeting Agent asked them to table the item, to which they complied. The board is concerned because even in the last 10 years there has been problems with homes being built on unregulated wetlands. Agent suggests someone goes to their next meeting via zoom on May 20, 2025 at 4 pm. Agent believes some of the concern is having a BOH fee of \$25 and Conservation fee \$50. She asks the board if they want to eliminate their fee to make it easier for a perc. Jim explains there will be a difference from the single home owner compared to a developer with 50 houses. Agent explains the fee is strictly for the perc application form not an RDA. Abel Mariano states if the owners make Agent go out onto the property stating they are ready and she shows up and there is no flagging done this will create a problem with multiple site visits. Agent agrees it would be an issue and states keeping the fee as is.

PUBLIC INPUT

N/A

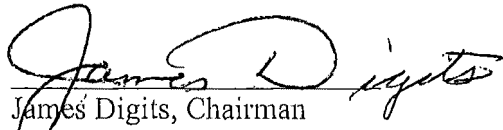
ADJOURNMENT

Motion to adjourn meeting put forth by David Phillips, seconded by Abel Mariano – all present members in favor.

This Agenda is subject to revisions/additions prior to the meeting to extent allowed by law.
The Old Town Hall is a Handicapped Accessible Building

The next Conservation Commission Meeting is Thursday, May 15th, 2025

Respectfully Submitted,


James Digits, Chairman