



**Pembroke Conservation Commission  
Minutes of the Meeting of  
October 7, 2019  
Pembroke Town Hall, Veterans' Hall**

*Disclosure: These minutes are not verbatim – they are the administrative agent's interpretation of what took place at the meeting.*

All materials presented during this meeting are available in the Pembroke Conservation Commission office.

*Open Meeting Law, G.L.c. 30A § 22.*

**Members present:** Ronald Boidi, Member; Robert Clarke, Sr., Member; Arthur Egerton, Member; Gino Fellini, Member; Sandy Gremlich, Member; Richard Madden, Member; Mark Sotir, Chairman  
**Staff present:** Robert Clarke, Sr., Agent; Rachel Keller, Administrative Agent

At 7:00PM, Mr. Mark Sotir, Chairman, opened the meeting and asked the members to introduce themselves, and then stated that the proceedings would be made available to the public through video or audio broadcast on the PACTV Government Access Channel for broadcast at future dates and that all comments made in open session would be recorded.

**ADMINISTRATIVE BUSINESS**

**Minutes of the meeting**

A motion was made by Mr. Egerton and seconded by Mr. Boidi to accept the minutes, as written, of the September 23, 2019 meeting. All in favor. Motion passed unanimously.

**Forms for Vote and Signature**

A motion was made by Mr. Clarke and seconded by Mr. Fellini to issue a certificate of compliance for 98 Birch Street. All in favor. Motion passed unanimously.

**HEARINGS**

**Notice of Intent (NOI) – 306 (AKA 290) Oldham Street – Eli and Bessie Cohen Camps, DEP File # SE056-1038**

**Attendees: Ms. Stacy Minihane, PWS, Beals and Thomas, Inc.; Mr. Eli Cohen, applicant**

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Ms. Minihane explained the proposed project to the members. She informed them that although the project is outside the mapped habitat of rare species, she has sent a copy of the NOI to Natural Heritage for review. Mr. Cohen explained that the common house and four yurts would mainly be used for camp counselors, but the common house especially could be used for activities during inclement weather. Mr. Clarke mentioned there should be some consideration of planting a vegetated barrier at the edge of the clearing near the wetland. Ms. Minihane stated the trees will be left along the edge of the yurts and some under-story plantings within the wooded area could be added. The members mentioned that they would like three (3) trees planted for every one (1) tree removed from the project site.

A motion was made by Mr. Egerton and seconded by Mr. Clarke to close the hearing. All in favor. Motion passed unanimously.

A motion was made by Mr. Clarke and seconded by Mr. Fellini to issue an order of conditions based on the plan as submitted with standard conditions; 3:1 replacement of trees removed during construction – planting plan to be submitted and approved at a later date. Where “contractor’s” and/or “owner’s discretion” is inserted in the plans and conditions, “agent’s discretion” shall be listed as well. All in favor. Motion passed unanimously.

#### **NEW BUSINESS**

##### **Reappointment of Robert Clarke, Sr. as commission designee to the Pembroke Community Preservation Committee (CPC)**

There was discussion about the idea of not having the same member represent the commission in several positions. A majority of members were in favor of giving a different member an opportunity to represent the commission on the CPC.

A motion was made by Mr. Boidi and seconded by Mr. Sotir to reappoint Mr. Clarke as the commission’s designee to the Pembroke Community Preservation Committee. A majority of members were not in favor of the motion. Motion failed.

A motion was made by Mr. Madden and seconded by Mr. Egerton to appoint Mr. Fellini as the commission’s designee to the Pembroke Community Preservation Committee. A majority of members were in favor of the motion. Motion passed.

##### **Reorganization of the commission**

A motion was made by Mr. Clarke and seconded by Mr. Boidi to reappoint Mr. Sotir as the chairman of the commission. A majority of members were not in favor of the motion. Motion failed.

Mr. Sotir explained that reorganization is recommended every year and that at this time, the appointment of a vice chair would be in order, as well. There was discussion about giving a different member the opportunity to be chairman.

A motion was made by Mr. Madden and seconded by Mr. Egerton to appoint Mr. Fellini as chairman of the commission. A majority of members was not in favor of the motion. Motion failed.

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There was discussion about the idea that was previously discussed, during the conversation regarding the CPC designee vote, which established the consideration of different members for certain positions – the same member not being considered for several positions. There was also discussion about the importance of having a chairman who is not beholden to any other groups or entities. Mr. Fellini informed the members that he has signed a form confirming his ability to objectively decide matters involving the Pembroke Herring Fisheries Commission, of which he is also a current member.

A motion was made by Mr. Boidi and seconded by Mr. Clarke to table the matter to the next scheduled meeting. A majority of members were in favor of the motion. Motion passed.

Meeting adjourned at 7:40PM.

#### Materials and Exhibits

Draft minutes of the September 23, 2019 meeting

Certificate of Compliance for 98 Birch Street

Notice of Intent and accompanying documentation for 306 Oldham Street, DEP File # SE056-1038

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