



**Pembroke Conservation Commission  
Minutes of the Meeting of  
November 18, 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:** Mark Sotir, Chairman; Ronald Boidi, Member; Robert Clarke, Sr., Member; Arthur Egerton, Member; Gino Fellini, Member; Sandy Gremlich, Member; Richard Madden, Member

**Staff present:** Robert Clarke, Sr., Agent; Melissa Joyce, 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**

Mr. Fellini requested that wording from the Agent's Report from November 4, 2019 meeting be reviewed for accuracy. Approval of minutes to be voted on at next meeting, pending review by Administrative Agent.

**Forms for Signature**

Forms from previous meeting signed.

**Agent's Report**

The agent informed the members of the work at the Herring Run. Water wheel should be in by Thanksgiving. Tree Lighting at Veteran's Park will be done again this year.

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## **Open Space Report**

Mr. Boidi explained Open Space is working on creating a trail cleaning event for next month. They have also been clearing some areas of the Lage Property.

Taken out of Order: Trail Cleaning Event is requesting money for t-shirts and refreshments for the event. Exact figures have not been provided, but would not exceed \$900. \$250 for food and drinks. Mr. Madden suggested reaching out to Dunkin' Donuts who provide donations for such events. Mr. Boidi says the majority of costs would be for the t-shirts. Mr. Fellini asked for details of the event. It will be held December 8, 2019 from 8am-2pm. Rules and Regulations for the event are being written up for safety reasons. Mr. Madden asked if anyone has flagged the areas for poison sumac, oak, or other poisonous plants. This has not been done. Discussion tabled until after the scheduled hearings per the agenda.

## **Hearings:**

### **Request for Determination of Applicability (RDA) – 26 Brisan Way**

In attendance: Terry McGovern, representative; Mounir Tayara, applicant

Mr. McGovern explained the application is for lot 1 of a sub-division. This is a four bedroom house with a sewerage system located in the front yard. The proposed work is outside of the 100 foot buffer. They are requesting permission to grade, clear trees, and plant lawn out to the erosion control barrier. The home and septic are outside the buffer zone.

Mr. Clarke noted that in the original sub-division plan, all lots were to come before the board. A motion to close the hearing was made by Mr. Fellini and seconded by Mr. Egerton. All in favor. Motion passed unanimously.

A motion was made by Mr. Clarke and seconded by Mr. Fellini to issue a negative 3 determination with standard condition. All in favor. Motion passed unanimously.

### **Request for Determination of Applicability (RDA) - 32 Brisan Way**

In attendance: Terry McGovern, representative; Mounir Tayara, applicant

This application is for Lot 2 of the sub-division. The corner of the house is right at the 100 foot buffer zone. Some of the grading on the side of this property is already in existence. It is the drainage easement and Open Space access easement. This slope was already approved per the sub-division plan. Mr. Sotir asked if the house could be moved over to avoid the 100 foot buffer zone completely. Mr. Tayara said it could be moved over to accommodate this. Mr. Boidi asked if there is a plan in place to protect the drainage easement and Open Space access from runoff. Mr. McGovern explained that it is elevated all the way through. Mr. Boidi also asked if the trail access is clear. Mr. Tayara explained that the easement is cleared, with a cleaned boardwalk and viewing area. There are two parking spots already in. It was approved for a four foot easement, and the developer made it ten foot to create better access. Mr. Sotir withdrew his request to move the house over after hearing from the Agent. A motion to close the hearing was made by Mr. Fellini and seconded by Mr. Egerton. All in favor. Motion passed unanimously.

A motion was made by Mr. Fellini and seconded by Mr. Clarke to issue a negative 3 determination with standard condition. All in favor. Motion passed unanimously.

### **Request for Determination of Applicability (RDA) - 19 Brisan Way**

In attendance: Terry McGovern, representative; Mounir Tayara, applicant

Lot 10 is outside of the 100 foot buffer zone, with the exception of some grading. Mr. Boidi questioned what a small line on the plot plan represented. Mr. Tayara explained it is an easement from 599 Washington Street. Mr. Boidi asked if it was possible to put a small easement in for the trails. Mr. Tayara

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said he will look into it. Mr. Sotir explained that is beyond the scope of this hearing. A motion to close the hearing was made by Mr. Fellini and seconded by Mr. Egerton. All in favor. Motion passed unanimously.

A motion was made by Mr. Fellini and seconded by Mr. Egerton to issue a negative 3 determination with standard condition. All in favor. Motion passed unanimously.

### **Request for Determination of Applicability (RDA) – 16 Taylor Point Road**

In attendance: Dana Altobello, representative

This project is a proposed gas service installation on behalf of Columbia Gas. A motion to close the hearing was made by Mr. Fellini and seconded by Mr. Egerton. All in favor. Motion passed unanimously.

A motion was made by Mr. Fellini and seconded by Mr. Egerton to issue a negative 3 determination with standard condition with the condition the Conservation Agent is given 48 hours' notice of work beginning. All in favor. Motion passed unanimously.

### **New Business:**

#### **Grant Updates**

Brandon Gulnick of the Town Manager's office presented an update on two grants he is currently working on. The MVP Planning Grant discussed at the last meeting. The application has been submitted, he expects to hear back in the next two weeks. He added in the grant to request additional funding to incorporate the findings of the MVP Plan and Hazard Mitigation Plan into the Open Space Plan. He needs to for a Municipal Vulnerability Preparedness Working Group. This group will include Mr. Clarke; Eugene Fulmine, DPW; the fire and police chiefs; Lisa Cullity, BOH. He is requesting a member of the Conservation Commission join the Working Group. The group would attend workshops and work in cooperation to review the planning grant, the hazard mitigation plan, make recommendations and act as guidance and leadership for the consulting firm. The representative would report back to the Commission on the findings.

The other working group is for the Complete Streets Prioritization Plan. This is to provide bike paths on existing roadways. Mr. Gulnick thinks Mr. Boidi would be a good fit for this group.

Ms. Gremlich expressed possible interest in the MVP Working group. This group may receive stipends for being involved in the group. Mr. Boidi committed to join the Complete Streets group.

#### **Open Space Cleaning cont.**

Currently there are well established trails on the Lage Property. The goal of the trail cleaning event is to connect the trail to Fairwood Drive, and expand to Herring Run Park. This is one step towards connecting trails throughout the town. Mr. Boidi is requesting conservation funds to purchase the t-shirts. Mr. Clarke said this funding would not come from a CPC fund and he isn't sure where this type of funding could come from. Mr. Sotir suggested voting conditionally and reviewing it with the Town Accountant. Mr. Clarke suggested getting community donations for the project. Mr. Boidi asked if they have permission to hold the event and how he should proceed. Mr. Clarke said proper paperwork needs to be filed since the work is in the buffer zone. The Town Manager also needs to give approval. There is not time before this event to get all of this done. An RDA exists for 190 Barker that would cover that portion of the trail

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cleaning in order to keep the event going. Mr. Boidi is withdrawing his request for the funds and will look into getting donations. Mr. Madden volunteered to flag the trail for poisonous plants before the event.

**Vote to Approve Open Space Member- Julie Slys**

A motion was made by Mr. Fellini and seconded by Mr. Clarke to appoint Julie Slys to the Open Space Committee.

A motion was made by Mr. Fellini and seconded by Mr. Clarke to close the meeting at 7:55PM. All in favor.

Materials and Exhibits

Draft minutes of the November 4, 2019 meeting

Requests for Determination of Applicability for 19, 26, & 32 Brisban Way, 16 Taylor Point Road

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