



**Pembroke Conservation Commission  
Minutes of the Meeting of  
April 4, 2024**

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

*Open Meeting Law, G.L.c. 30A § 22.*

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

**At 7:00PM Chair Art Egerton opened the meeting, and stated, “Please note that this meeting is being made available to the public through a video and audio broadcast on Comcast Government Access channel for broadcast at future dates. Comments made in open session will be recorded.”**

**Members present:** Arthur Egerton, Chair; Teresa Harling, vice chair; Rick Madden, member Nicole Pelletier member; Robert Clarke, member, and Agent; Gino Fellini, member; James Campbell, member.

**Also present:** Administrative Agent, Andrew Wandell

**Election of Officers and re-organization of the Commission**

Chair, Art Egerton asked for a motion to open the nominations for Chair, Mr. Clarke made a motion to open the nominations for Chair of the Conservation Commission, Mr. Fellini seconded, the motion passed unanimously. Mr. Madden nominated Nicole Pelletier; Mr. Campbell nominated Theresa Harling.

Mr. Fellini made a motion to close the nominations for Chair, seconded by Mr. Madden, the motion passed unanimously.

There was a brief discussion regarding the nominations.

A roll call vote was called to elect the Chair:

Mr. Madden – Nicole Pelletier  
Gino Fellini – Nicole Pelletier  
Art Egerton – Nicole Pelletier  
James Campbell – Nicole Pelletier

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Theresa Harling – Nicole Pelletier  
Bob Clarke – Nicole Pelletier

Mr. Egerton handed over the meeting to the new Chair, Nicole Pelletier, to continue the meeting.

Mrs. Pelletier made a motion to open the nominations for Vice Chair, the motion was seconded by Mr. Fellini and passed unanimously.

Mr. Madden nominated Gino Fellini for Vice Chair; Ms. Harling nominated Art Egerton.

Mrs. Pelletier made a motion to close the nominations for Vice Chair, the motion was seconded by Mr. Madden and passed unanimously.

There was a brief discussion about the nominations.

The vote for Vice Chair was taken by roll call:

Mr. Madden – Gino Fellini  
Nicole Pelletier – Gino Fellini  
Art Egerton – Gino Fellini  
James Campbell – Gino Fellini  
Theresa Harling – Gino Fellini  
Bob Clarke – Gino Fellini

## **HEARINGS**

### **7:05PM      Notice of Intent – 345 Washington Street DEP # SE-056-1103**

Rob Carlezaeon with Grady Consulting representing 345 Washington Street LLC addressed the commission and reviewed the project. The proposal is to expand the building to replace two temporary storage trailers now on the property. A portion of the addition will be closed with an open, covered area. No additional impervious area is being proposed and they will be using existing impervious area for the addition.

Mr. Fellini asked about the distances in the buffer zone area, Mrs. Pelletier asked about roof pitch and stormwater. The plan has been peer reviewed for stormwater as part of the site plan process with the Planning Board.

Mr. Clarke asked about the size of the overhang and open storage and whether the area would be closed in at a future date. Mr. Carlezaeon said there were no plans to do so. There was also a discussion about elevations and managing any water flow during construction.

Mr. Fellini made a motion to close the public hearing, seconded by Mr. Egerton, the motion passed unanimously.

Mr. Clarke made a motion to issue an Order of Conditions with special conditions discussed with instructions for the Building Inspector to approve the footings, seconded by Mr. Fellini, the motion passed unanimously.

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**7:30PM            Notice of Intent – 21 Kennie Lane DEP# SE 056-1105**

Brian Taylor from Stenbeck & Taylor representing the applicants presented to the commission. The proposal is to build a 25.5' X 20 addition to the rear of the existing home at 21 Kennie Lane along with a deck. There is BVW at the rear of the lot. There is a clearly a well-established brush and tree line at the beginning of the resource area. All work will be performed in the previously disturbed areas within the buffer. They also proposed to clear some dangerous trees and trim over-hanging branches. The limit of work area will have silt sock for erosion control.

Mrs. Pelletier asked about encroachment and if conservation markers can be used to identify the wetland areas. Mr. Taylor said that they will add the requested markers.

Robert Clogston, the contractor for the project, reviewed the plans for the foundation.

Mr. Clarke made a motion to close the public hearing, seconded by Mr. Madden, the motion passed unanimously.

Mr. Clarke made a motion to issue an Order of Conditions with the special conditions discussed at the meeting, the motion was seconded by Mr. Madden and the motion passed unanimously.

**7:45PM            Request for Determination of Applicability – 40 Canoe Club Lane**

Jessica Clement, the homeowner at 40 Canoe Club Lane addressed the commission. They are proposing to clear brush and excavate and level a raised area in the backyard. The work will be performed in the buffer zone. The raised area was caused during the excavation of the basement of the house. The plan is to taper the mound down toward the rear of the lot which is very deep and borders the North River. The tapering of the soil will be very far off the river. They also would like to clear brush, specifically poison ivy, and replace them with native species plantings. Mrs. Pelletier asked if the wetlands have been flagged, Ms. Clement replied in the affirmative. Mr. Clarke clarified that none of the work will be performed in the resource area.

There was a discussion about the plant list and Ms. Clement agreed to have her landscaper provide a list of the native plants to be used.

Mr. Fellini made a motion to close the public hearing, seconded by Mr. Madden. The motion passed unanimously.

Mr. Clarke made a motion to issue a negative 3 determination and request a pre-construction meeting and a conceptual plan of the plantings, Mr. Madden seconded the motion, and it was passed unanimously.

**8:00PM            Request for Determination of Applicability – 99 Barker Street – Willow Brook Farm Preserve**

Owen Grey from Wildlands Trust reviewed the proposal to repair and replace the trail boardwalks at Willow Brook Farm Preserve. There is 1200 feet of boardwalk to be replaced using bog board. There will be no cutting of materials in the wetlands and all materials will be pre-cut and brought in. Ms. Harling asked what the bog board are made of. Mr. Grey replied that they are made of pressure-treated lumber.

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There was a discussion about the construction of the boardwalks, how long they will last and what they will be made of.

Mr. Clarke made a motion to close the public hearing, seconded by Mr. Madden. The motion passed unanimously.

Mr. Clarke made a motion to issue a negative 3 determination, seconded by Mr. Fellini. The motion passed unanimously.

**8:15PM            Notice of Intent – Weathervane at Pembroke Country Club LLC-DEP# SE-056-1106**

Taylor Corsano from Crocker Design Group and Attorney Jeff Tocchio from DT&M along with the applicant, Jim Bristol addressed the commission.

The applicant proposes to construct an Age-Qualified Cluster Development consisting of 172 residential units, several access drives and interior roads, a driving range, golf cart paths, a stormwater drainage system, a wastewater treatment plant, reconfigurations to an existing 18-hole golf course, and extensive landscaping, on a property of about 244 acres. The residential units would consist of 163 new single-family houses, 2 renovated existing single-family houses, and a multifamily building of 7 units. [However, the number of total, single-family and multifamily residential units is being adjusted through design revisions during the site plan review and public hearing process.] The access drives to the development would be off West Elm Street, Dwelley Street and Hazelwood Drive. The property is located at 94 West Elm Street, Pembroke, MA 02359, in Residence District A and the Water Resource and Groundwater Protection District, as shown on Assessors' Map B11, Lot 33. (This property formerly consisted of multiple lots, which before being merged were identified as 94 West Elm Street [Map B11, Lot 33], 0 West Elm Street [Map B10, Lot 4], 80 West Elm Street [Map B10, Lot 4A], 54 Dwelley Street [Map B12, Lot 39], 110 Dwelley Street [Map A12, Lot 47], part of 84 Hazelwood Drive [Map A11, Lot 32], and part of 58 West Elm Street [Map B10, Lot 3].) A copy of the application is available in the Office of the Conservation Commission at Pembroke Town Hall.

Attorney Tocchio reminded the commission that an ORAD has been filed with DEP. Mr. Madden asked about stormwater. The stormwater report has been peer reviewed by Merrill Engineering as part of the site plan application with the Planning Board. Taylor Corsano reviewed the proposal in detail and fielded several questions from the commissioners. Mrs. Pelletier asked about previously disturbed versus newly disturbed areas and the need for a peer review. Ms. Corsano said all work to be done is in the buffer zone and will not impact the wetlands. Mr. Madden asked about drainage for the retaining walls, Ms. Corsano reviewed the drainage. Ms. Harling asked about managing stormwater during construction. Ms. Corsano reviewed the erosion control mitigation as it pertains to the phasing of construction using silt socks and silt fences at the 25-foot buffer and that no work will be performed beyond the 25-foot buffer. Mr. Fellini asked about a peer review. Ms. Corsano told the commissioners that the stormwater management has been reviewed by the Planning Board and that the delineations were previously peer reviewed by the Conservation Commission as part of the ANRAD for the project. Mr. Clarke asked that any engineering reports done as the project progresses be shared by the Planning Board with the Conservation Commission.

The Chair asked for Public Comment. Linda Petersen asked about how the age restrictions worked.

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Mr. Campbell made a motion to close the public hearing, seconded by Mr. Fellini. The motion passed unanimously.

Mr. Clarke made a motion to issue an order of conditions for DEP #056-1106 with the conditions discussed at the meeting, The motion was seconded by Mr. Madden. The motion passed unanimously.

### **ONGOING BUSINESS**

There was a discussion about clearing out the screens at the bog at Maquan Street. A request to clean out the screens was made to DPW. The Chair asked how often they should be cleared and who should be responsible. There was also a discussion about regulating water flow and its relation to beaver management. The Chair made a motion to write a letter to the DPW concerning cleaning the screens and stormwater grates. The motion was seconded by Mr. Fellini and passed unanimously. Mrs. Pelletier agreed to draft the letter.

Mr. Egerton made a motion to accept the minutes for the March 7<sup>th</sup> meeting. The motion was seconded by Mr. Campbell and the motion passed unanimously.

At 8:49PM Mr. Egerton made a motion to adjourn, seconded by Mr. Fellini. The motion passed unanimously.

### **Materials and Exhibits**

Notice of Intent – 345 Washington Street DEP # SE-056-1103

Notice of Intent – 21 Kennie Lane DEP# SE 056-1105

Request for Determination of Applicability – 90 Canoe Club Lane

Request for Determination of Applicability – 99 Barker Street – Willow Brook Farm Preserve

Notice of Intent – Weathervane at Pembroke Country Club LLC-DEP# SE-056-1106

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