



Community & Economic Development Division
Conservation/Zoning Board of Appeals

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0907

**Conservation Commission Minutes – April 10th, 2025
at 5:30 PM via Zoom**

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, this meeting of the Conservation Commission for the Town of Bridgewater will be hybrid and accessible to the public through remote participation to the greatest extent possible. There will be no public attendance permitted.

Citizens who wish to tune in to the meeting may do so via Zoom.

Virtual Zoom Meeting to Attend Via Video, Click on the Link Below:

<https://us06web.zoom.us/j/84097488539>

To Attend Via Phone Dial: +1 305 224 1968

Meeting ID: 840 9748 8539

****Meeting minutes are a summary of meeting discussions. For full detail, please visit the
Bridgewater Conservation Commission Youtube page in the link provided below.****

<https://www.youtube.com/playlist?list=PL9sUW3YoZPBG-DhOVZY07MbwE0Odw-Axj>

Attendees:

Present: Wendy Smith, Chair, Marilyn MacDonald, Vice Chair, Eileen Prisco, Member, Harry Bailey, Member, Mark Peterson, Member, Katelyn Putt, Conservation Agent

Chair Smith reads the Governors Order and shares how the meetings proceed.

Vice-Chair MacDonald makes a motion to move administrative item Hanson Farm Conservation Restriction Discussion first. Member Bailey seconds the motion.

Roll Call:

Member Smith: YES

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES

Hanson Farm Conservation Restriction – Discussion

Blythe Robinson, Interim Town Manager, is present on behalf of the conservation restriction discussion. Wildlands Trust will be co-holding the restriction alongside the Town of Bridgewater.



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Restriction has been negotiated with Wildlands Trust and the Hanson's family attorney and meets the requirements of the state. The conservation restriction affects 71.79 acres. One late change involving a concrete pad for processing wood the farm sells has been added to the CR.

David Hanson – Pleasant Street – some sections of the CR have to be revised before the final agreement. They are not ready to sign it as it is right now.

Ms. Robinson inquires about the conservation commission recommending the CR or approving the CR.

Vice-Chair MacDonald states that once everything is in order, the commission will vote to approve the CR.

Carlton Hunt, Vice Chair of the CPC walked the trail, excited to have the commission confirm that the CR is good to go.

The CR will be back on the April 24th meeting agenda for further discussion.

Public Hearings
Old Business

Notice of Intent – 1010 Elm Street – Map 30 Lot 20
Applicant/Representative: Ciaran Naughton, C Naughton Group/ Edward Jacobs, PMP Consulting
DEP File #: SE116-1562

Ed Jacobs, Sam Cripps, and Mark Dibb from PMP Consulting are present on behalf of the applicant.

Mr. Jacobs indicates that PMP chose LEC for the peer review and received a quote. Mr. Jacobs asks for clarification on the scope of the peer review.

Vice-Chair indicates that the restoration is the commission's main concern. No stormwater review is necessary, just wetlands review.

Agent Putt explains that while the commission's main reason for a peer review is the replication in an ACEC area, the peer review encompasses the NOI application as a whole.

Mr. Jacobs asks about the monitoring involved. Will there be additional charges for monitoring?

Vice Chair explains that the monitoring is not involved with the peer review process. They would be able to hire personnel that they would like to oversee the monitoring when the time comes.



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Agent Putt recommends the commission vote to open a 53g account for the peer review to initiate payment to the peer review consultant through the town.

Chair Smith asks about the voting process to facilitate a 53g account. Agent Putt explains that a member should motion to open a 53g account and take a roll call vote. Once a vote is taken, PMP would send the allotted amount to the office where the check would be deposited with the town. Once payment is received, the proposal can be signed, and work can commence.

Member Peterson asks about seeing the proposal. Agent Putt indicates the proposal is in the shared file. Member Peterson does not see correct proposal. Agent Putt indicates that we received a proposal dated April 9th. Member Peterson would like to see proposal before voting.

Vice Chair MacDonald states that this is a standard NOI review

Member Peterson asks about other proposals from the approved peer review list.

Agent Putt indicates that the list was provided to PMP for them to select the peer review consultant of their choosing.

Member Bailey indicates that the commission picked three consultants so that the applicant could choose one of those three.

Motion to approve the NOI peer review proposal dated April 9th, 2025, and open a 53g account for \$4,800 made by Member MacDonald, Seconded by Member Bailey

Member Smith: YES
Member MacDonald: YES
Member Peterson: NO
Member Prisco: YES
Member Bailey: YES

Member Peterson voted no because it does not follow the same protocol the commission used for the peer review for 0 Lakeshore Center.

Motion to continue 1010 Elm Street to the April 24th meeting made by Member MacDonald, Seconded by Member Bailey

Member Smith: YES
Member MacDonald: YES



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Member Peterson: YES
Member Prisco: YES
Member Bailey: YES

New Business

Notice of Intent – 70 Riverview Drive – Map 5 Lot 27

Applicant/Representative: David Wanat/ George Collins, Collins Civil Engineering Group Inc.

DEP File #: SE116-1563

David C from Collins Civil Engineering is present on behalf of the application.

Vice Chair MacDonald reads the Legal Ad into the record.

David shares green cards for proof of abutter notification. David presents the site plan for the proposed septic repair, removal of retaining wall, and expansion of existing driveway.

Chair Smith likes the location of the erosion control and is fine with the removal of retaining wall and driveway expansion.

Agent Putt conducted a site visit. Walked the wetlands line, no issues. Area of septic tank, leeching field, and erosion control was asked to be staked out prior to the site visit. No concerns at this time.

Motion to close made by Member MacDonald, Seconded by Member Bailey

Roll call:

Member Smith: YES
Member MacDonald: YES
Member Peterson: YES
Member Prisco: YES
Member Bailey: YES

Motion to approve made by Member MacDonald, Seconded by Member Bailey

Roll call:

Member Smith: YES
Member MacDonald: YES
Member Peterson: YES
Member Prisco: YES
Member Bailey: YES



Administrative Items

1731 Plymouth Street (BRS) – Discussion

Agent Putt discusses the discovery of wetlands depicted on 1731 Plymouth Street (part of BRS). A site visit with the owner took place as a result of this discovery. The owner showed Agent Putt the areas where the maps indicate wetlands. The owner indicated that he did not know of any wetlands in those areas. Agent Putt informed the owner she was going to contact DEP to discuss the matter, as the depicted wetlands on mass mapper is over an acre. After contacting the state, the next step is to go back to the site and take a look at the soils with a hand auger to determine if hydric soils are present in the areas depicted as wetlands.

Vice Chair adds that at this time we could not conclusively find anything indicative of wetlands at the last site visit. Soil would be the only way to determine anything.

Member Peterson raises concern about encroachment onto town property with existing wells, asks if we can obtain a letter that the water department gave the owner permission to encroach the property.

Another site plan will be scheduled at a later date for further investigation.

Lakeshore - Vegetated Management Plan (VMP) – Discussion

Matt Johnson from Claremont requested an extension to the April 24th meeting.

Agent Putt notes that Vice Chair MacDonald and herself went out to the site with the botanist that is preparing the VMP to get the initial ideas as to what they would like to implement for the VMP. Vice Chair indicates that they are on the right track.

Hiawatha Trail Replication - Discussion

Agent Putt states that this item was brought to her attention by the Town Engineer asking if the replication plan was completed correctly. Agent Putt could not find a replication plan for this project in paper or digital files. The Order of Conditions were located on the Registry of Deeds. Agent Putt is working with the engineer of the project, Michael Koska, to find the approved replication plan.

Member Peterson asks when the Orders of Conditions was issued. Agent Putt responds that the Orders were issued on March 14, 2006. However, extensions kept getting filed. Not sure exactly when the roadway was put in.



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Minutes

None

Adjournment

Motion to adjourn made by Member Bailey, seconded by Member MacDonald.

Roll Call:

Member Smith: YES

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES