



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 24th, 2025 Revised
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: Marilyn MacDonald, Vice Chair, Eileen Prisco, Member, Mark Peterson, Member, Katelyn Putt,
Conservation Agent

Vice Chair MacDonald reads the Governors Order and shares how the meetings proceed.

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

A request for continuance was made by the applicant to the May 8th, 2025 Meeting.

Motion to continue to the May 8th meeting made by Member Peterson, Seconded by Member Prisco
Role Call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES



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Member Prisco makes a motion to move administrative item Hanson Farm Conservation Restriction out of order. Member Peterson seconds the motion.

Roll Call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

List of Documents:

- Notice of Intent Application – 2/13/2025
- Site Plan: Site Development Proposed Commercial Storage Building – revised 3/19/2025
- Stormwater Drainage Report- Revised 3/18/2025
- Town Engineer 1st Technical Review – Stormwater Report – 3/05/2025
- PMP Response to 1st Technical Review- 3/18/2025
- PMP Request for Continuance to May 8, 2025, meeting – 3/18/2025

Hanson Farm Conservation Restriction – Discussion

Blythe Robinson, Interim Town Manager, is present on behalf of the conservation restriction discussion. Ms. Robinson explains that all issues have been resolved with both the Hanson Family and the state. The state made some final adjustments to the CR document due to the addition of the concrete pad for processing wood.

Wildlands Trust, co-holder of the CR, conducted a site visit and realized the soil types in the purposes section of the document needed minor percentage adjustments. Additionally, it was noticed during the site visit that the parcel across the street that a few items such as the hand pump for water needed to be noted for the CR.

Vice Chair asks if any environmental changes or findings come up to notify the Conservation Commission.

Ms. Robinson states that an environmental site assessment has been arranged, and results will be submitted to conservation once available.

Motion to approve the CR made by Member Prisco , Seconded by Member Peterson

Roll call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES



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New Business

Notice of Intent – 0 Hillside Lane – Map 64 Lots 42 & 84

Applicant/Representative: Perk Realty Trust/ Silva Engineering Associates

DEP File #: SE116-1564

Vice Chair reads the legal ad into the record.

Rebecca Baptista of Silva Engineering is present on behalf of the application. Ms. Baptista shares the site plans for the proposed single-family home with proposed septic system.

Agent Putt did not have any concerns. A site walk was conducted with Vice Chair MacDonald and Ms. Baptista. Silva Engineering staked out the building corners closest to the wetlands and the leeching area prior to the siter walk. Vice Chair MacDonald concurs.

Member Peterson comments that he would like to go see the property.

Jaqueline Penny – 85 Charles Street – asks if the leeching field is in the wetlands or up against it?

Ms. Baptista shows Ms. Penny on the site plan where the wetlands are and where the leeching field is going. The leeching field is outside of the wetland resource area.

Member Prisco is inclined to close the hearing, Member Peterson requests continuance until he goes out to the property.

Steve Mullin- 55 Charles Street- comments about a stream that he observed running through the property.

Ms. Baptista shows the plan of land. A stream is not depicted on the property. The botanist did not flag a stream when delineating the wetlands on the property. Ms. Baptista explains it may have been a channel conveying water.

Motion to continue to the May 8th meeting made by Member Peterson, Seconded by Member Prisco
Roll call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

List of Documents:

- Notice of Intent Application – 4/01/2025
- Site Plan: Parcel A Retreat Lot – 2/28/2025



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Notice of Intent – 70, 76-78, & 86 Broad Street – Map 21 Lots 95, 96, & 97
Applicant/Representative: Churchill James, LLC/ Crocker Design Group, LLC
DEP File #: SE116-

Vice Chair reads the legal ad into the record.

Todd MacDonald from Crocker Design Group is present on behalf of the application. Mr. MacDonald presents the site plan depicting the three proposed mixed-use buildings, proposed parking lot, retaining walls, landscaping, and stormwater management system. All proposed work will take place outside the 50-foot

buffer zone. A portion of the paved parking lot and the retaining walls are within the 100-foot buffer. Mr. MacDonald indicates that the proposed project will result in less stormwater discharge into the wetland area.

Greg Tansey, the Town Engineer, is present to discuss his stormwater review of the project.

Highlights of Mr. Tansey's review: a Town Agent was not present when the soil evaluations were done, issue with overland flow (design point 1), label inverts in and out of each under recharge system, double check outlet control structures on subsurface recharge systems, minor drafting issues for watershed delineations (i.e. watershed plans should have north arrows). Mr. Tansey asks how the Commission feels about not having his presence for the soil evaluations and mentions a mounding analysis.

Agent Putt and Vice Chair MacDonald conducted a site visit, no initial concerns regarding the NOI aspect of the project.

Member Peterson asks for clarification on the location of the wetlands. Mr. MacDonald brings up the site plan again to show Mr. Peterson the delineated wetlands. Mr. Peterson is concerned about a wet area to the southwest of the property. Mr. Peterson states that stormwater would seek final approval through the Planning Board. Vice Chair MacDonald clarifies that Conservation deals with stormwater.

Motion to continue to May 8th meeting made by Member Peterson, Seconded by Member Prisco
Roll call:

Member MacDonald: YES
Member Peterson: YES
Member Prisco: YES

List of Documents:

- Notice of Intent Application – 4/09/2025
- Site Plan: Proposed Site Development Plans for Mixed-Use Development- 4/02/2025
- Stormwater Management Report- 4/02/2025



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- Town Engineer 1st Technical Review- Stormwater Report- 4/22/2025

Administrative Items

Certificate of Compliance- Hiawatha Trail – Map 54 Lot 10-C10
Applicant/Representative: BWH2 Trust/ Michael Koska
DEP file #: SE116- 1535

Mike Koska is present on behalf of the application. Mr. Koska explains that a new site plan has been proposed for the property and a new NOI has been filed. The applicant is requesting to close out this filing number to begin the new NOI filing process.

Agent Putt clarifies that the work for this project was never completed.

Motion to issue the Certificate of Compliance made by Member Prisco, Seconded by Member Peterson
Roll call:

Member MacDonald: YES
Member Peterson: YES
Member Prisco: YES

Member Prisco makes a motion to move administrative item Hiawatha Trail out of order. Member Peterson seconds the motion.

List of Documents:

- Request for Certificate of Compliance Application- 4/14/2025
- Site Plan: Soil Absorption Plan- 11/24/2023

Hiawatha Trail Replication - Discussion

Mike Koska is present to discuss the replication area. The replication area has been staked out. Mr. Koska visited the site and observed cat of nine tails growing in the area, saw water high in iron, silt fence is in place, sweet pepper bushes, a few white oaks, sedges that have overtaken the area, witnessed skunk cabbage just beyond the silt fence. Mr. Koska indicated that he did submit the replication plan to the Conservation Commission.

Agent Putt confirms that Mr. Koska provided the replication plans. Subsequent to that, Agent Putt and Vice Chair MacDonald conducted a site visit. Sweet pepper bushes and a few highbush blueberry bushes were observed. Agent Putt notes that the approved site plan indicates the planting of 15 red maples trees. Only two white swamp oak trees were observed in the replication area. It was difficult to get an exact count of the bushes due to overgrowth of other species within the area.



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Mr. Koska will ask the property owner for a list of plants they bought from the nursery and will ask Mr. Dyer about the replication area, as he implemented the replication.

Member Peterson asks if there is anything to protect the red maples from deer.

Lakeshore – Vegetated Management Plan (VMP) – Discussion

Ken Thompson is present on behalf of the applicant. Mr. Thompson presents the Vegetated Management Plan and explains it is a two-year process that is being proposed. Mr. Thompson discusses the invasive species problem on the property (i.e. glossy false buckthorn, morrow honeysuckle, black locust trees. Discussion of the proposed plantings of common junipers and other native plants. The native plants will be encompassed by deer fence to ensure they take successfully. The area will be seeded with wildflowers. Mr. Thompson acknowledged the limitations of when and when clearing can occur on the property.

Vice Chair MacDonald asks about the rendering plan. Mr. Thompson indicates they did not have time to complete a rendering plan.

Member Peterson asks about the cutting of the cover crop and the turtle season. Mr. Thompson clarifies that they will not cut cover crop in July, but will cut in September to avoid the turtle season. Member Peterson asks if the cover crop would get out of hand. Mr. Thompson clarifies that it would not.

1731 Plymouth Street – Discussion

Agent Putt gives an update that she will be going out to the site sometime next week to take some soil samples with the hand auger to see if they can find any indication of hydric soils where they are indicated on Mass Mapper.

Member Peterson states that the assessor records indicates that the property is 20% wetland. Member Peterson also indicates he found site plans from 2019 when the property was last sold, and the site plan shows wetlands on the parcel and a site plan from 2003 when Easy Street was developed which show wetlands on 1585 Plymouth Street. Member Peterson also discusses the work that occurred on the town property with two existing wells, which is in a wellhead protection area.

Member Peterson asks about hand auger and how deep the auger would go. Asks about using machinery at BRS for the investigation. Asks who is contacting DEP.

Agent Putt explains that she contacted DEP after discovering there was over an acre of wetlands depicted on 1731 Plymouth on Mass Mapper. Member Peterson questions how many communications Agent Putt has had with DEP. Agent Putt states that a few phone calls were made and an email with information was sent to DEP.



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Minutes

3.13.25

3.19.25

3.27.25

Minutes continued to the May 8th Meeting.

Adjournment

Motion to adjourn made by Member Prisco, seconded by Member Peterson.

Roll Call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES