

**MILLIS CONSERVATION COMMISSION  
MEETING MINUTES  
Room 130, Veterans Memorial Building, 900 Main St., Millis, MA  
October 4, 2021**

The meeting was brought to order at 7:00 p.m. by Dr. James Lederer, Chair.

The following members were present:

Dr. James Lederer, Chair

Carol Hayes, Vice Chair

Ed Chisholm, Christine Gavin, John Steadman

Members Absent: Scott McPhee

Others present: Jerry Friedler, 22 Glen Ellen Blvd.  
Cathy MacInnes, 78 Island Rd.  
Jason & Nicole Lobisser, 72 Milford St., Medway  
Mohamad Khalil, 393 Exchange St.  
Stephen MacInnes, 78 Island Rd.  
David Larsen, 122 Glen Ellen Blvd.  
Richard Tweedy, 1 Glen Ellen Blvd.  
Steven Chiarizio, 139 Spring St.  
Pamela Wilkey, 4 Sherman Rd.  
Nathan Maltinsky, 431 Exchange St.  
Christine Maltinsky, 431 Exchange St.  
Matt Larsen, 1 Glen Ellen Blvd.  
Mike Giampietro, 12 Lawrence St., Milford  
Richard Harlow, 120 Orchard St.  
Jane Hardin, 3 Tuckerdale Way  
Rob Truax, GLM Engineering Consultants  
Jeremy McSorley, Greener Group

**REQ. FOR DETER. OF APPLICABILITY, 111 EXCHANGE ST., PUB. HEAR., CONT.**

The public hearing continuation was opened at 7:01 p.m. with notice being read by Ms. Hayes, Vice Chair.

Fr. Sinisa, on behalf of St. Thomas Church, emailed the Commission on September 14, 2021, requesting that the application for the prayer walk be withdrawn. More time was needed to prepare a plan.

On a motion made by Ms. Hayes, seconded by Ms. Gavin, it was voted unanimously at 7:03 p.m. to close the public hearing.

On a motion made by Ms. Gavin, seconded by Mr. Steadman, it was voted unanimously to approve the withdrawal request for the Determination of Applicability application filed by Fr. Sinisa on behalf of St. Thomas Church for a prayer walk.

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**FARMING OF CASSIDY PROPERTY, PUBLIC HEARING**

The public hearing was opened at 7:05 p.m. with notice being read by Ms. Hayes, Vice Chair.

Dr. Lederer stated that the Commission obtained a License Agreement drafted by Town Counsel. The Conservation Commission finds this use as an appropriate use of the property, he said. He stated that the current walking trails will remain accessible.

Mr. Chiarizio presented the proposal to expand the Tangerini's Spring Street Farm operation owned by he and his wife, Linda (see attached). They would like to expand their "Pick-Your Own" fruit crops at the Spring Street location and use the Cassidy property for their vegetable operations. The proposal is to utilize the Cassidy property to move some of the vegetable crops in order to free up the space on the farm to plant more fruit trees/bushes. Mr. Chiarizio presented the Exhibit Map and described the area he is proposing to use. There will be more than a one hundred foot buffer from other properties, he said. Mr. Chiarizio provided the steps involved and would like to plow the field this November after soil tests are done. The goal is to plant in early spring. They will be installing temporary deer fencing for protection of the crops and using movable electric fence tape. After harvest season, the electric fence tape will be removed. Mr. Chiarizio presented the expected operations at the property and equipment/staff to be used.

Mr. & Ms. Maltinsky live on the access driveway to the property and expressed concerns over trucks/equipment going in and out. Mr. Chiarizio stated that they will "be as considerate as possible" to the neighbors for access to the property. They usually start operations between 7:00-7:30 am to noontime. They will "be spraying organically" in the morning or evening, he said, and he will discuss this with the neighbors. Concerns were raised over the amount of trucks and number of workers entering the property as the access is between two homes. Mr. Chiarizio invited any concerned abutters/residents to the farm so he could show them the equipment to be used. He stated he will be happy to work with any of the neighbors regarding their concerns. Equipment will be brought/trailerred to the area and returned to Spring Street at the end of the day.

Mr. Lobisser stated that he currently mows everything there and cuts the hay twice a year. He did this in late June and will go back for a second cut in the fall. Mr. Chiarizio will then mow and maintain the perimeter of the property.

Ms. MacInnes expressed her concern over issues with the electric fence as that area is a wildlife corridor/pathway. She stated that neighbors use regular fencing – not electric. She also asked if the property had been checked for PFAS. If PFAS is detected, who is responsible for clean-up, she asked.

Water usage was discussed. Mr. MacInnes stated that the proposed pump is located at the corner of his property. Mr. Chiarizio stated that a nine horsepower pump will be used for water from the Bogastow Brook – not a generator. He does not yet know how much water will be estimated to be used each season as there are varying factors: rainfall, etc. Mr. MacInnes

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requested a “test run” of the pump in place to determine the noise level. He requested a more detailed plan than what was shown on the Exhibit Plan be provided. Parking and access should be shown.

The License Agreement was discussed. Mr. Steadman stated that this is not a lease - rather a license agreement. In future years if the Town needs the property, the agreement may be terminated at any time, with provisions. The License Agreement will be revised to allow Mr. Chiarizio time to adequately harvest his crops should the agreement need to be terminated. He would have no room at Spring Street to plant the vegetables so he is hoping to continue to use the property as long as possible.

On a motion made by Mr. Steadman, seconded by Ms. Hayes, it was voted unanimously at 7:49 p.m. to continue the public hearing to Monday, November 1, 2021, 7:00 p.m.

**REQ. FOR DETER. OF APPLICABILITY, SPRING ST. PAVING, PUBLIC HEARING**

The public hearing was opened at 7:50 p.m. with notice being read by Ms. Hayes, Vice Chair.

Mr. McKay, DPW Director, had notified the Commission at last month’s meeting that the paving of Spring Street from Main Street to Plain Street was scheduled. A Request for Determination of Applicability was filed and approved at the September 13, 2021 meeting. In order to expedite the paving so as not to have to postpone it, the Commission was asked to review the application and hold the hearing (after-the-fact) at this meeting.

On a motion made by Ms. Hayes, seconded by Mr. Steadman, it was voted unanimously at 7:52 p.m. to close the public hearing.

On a motion made by Dr. Lederer, seconded by Ms. Gavin, it was voted unanimously to ratify the Negative 3 Determination of Applicability, with Special Conditions, for the paving of Spring Street from Main Street to Plain Street, issued September 15, 2021.

**DEP FILE#CE225-0420 – 50 WALNUT STREET  
INFORMAL DISCUSSION RE: CERTIFICATE OF COMPLIANCE**

Mr. Harlow filed a Request for Certificate of Compliance for the above-mentioned project. Mr. Steadman conducted a site visit on September 30, 2021 and presented his observations. Very little had changed since the last site visit, Mr. Steadman stated. The trees shown on the approved site plan have not been installed and their absence is not noted on the as-built plan. All disturbed areas have not been fully stabilized. Once the site is fully stabilized, Mr. Harlow can file a request for a complete Certificate of Compliance.

Mr. Harlow stated that the screening trees “did not serve any function,” so he did not plant them. Mr. Chisholm stated that his engineer, Mr. Merrikin, should note on the final as-built plan that the trees have been omitted.

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On a motion made by Mr. Steadman, seconded by Mr. Chisholm, it was voted unanimously to approve a Partial Certificate of Compliance for DEP File #CE225-0420. Special Condition #18 remains open/incomplete.

**DEP FILE #CE225-0431 REGENCY AT GLEN ELLEN – INFORMAL DISCUSSION  
THE DARTMOUTH GROUP**

There has been an ongoing issue with the landscaping company hired by The Dartmouth Group at Regency at Glen Ellen mowing inside of the granite markers of the “Do Not Mow/Disturb” area on the property (north side of the bridge on Jameson). Mr. Matt Larsen of The Dartmouth Group was notified by letter on July 19, 2021, of these violations, however, it appears to be a recurring problem.

Mr. Tweedy, representing The Dartmouth Group, stated that they have been working with the landscapers and crew. According to Mr. Tweedy, when he inquired as to how it happened again, he was told that “the kid was new.” Mr. McSorley of Greener Group, the landscape company, apologized and stated that they speak with their employees weekly and that this was “an unfortunate oversight.”

Mr. Tweedy will work with Mr. Steadman on placing signage on site to call attention to the restricted area.

**DEP FILE#CE225-0409 – 125 DOVER ROAD – “ANTHOLOGY OF MILLIS”  
ASSISTED LIVING FACILITY – INFORMAL DISCUSSION & EXTENSION PERMIT  
REQUEST**

Mr. Robert Truax of GLM Engineering, representing the applicant, attended the meeting. A site visit was conducted on September 18, 2021. Mr. Chisholm presented the site visit report. In addition to other items, it was noted that the erosion controls and wetland flagging had been prematurely removed. Mr. Truax does not know who removed the erosion controls and flagging as he has not been on the site for a year.

Mr. Truax stated that he was overseer of the project over a year ago when the stormwater and sewer went in. As he explained, the previous owners then stopped work and sold the property and it is under new ownership now. All the work on the road is done and the area is stabilized, he said. Construction on the project has restarted.

On a motion made by Mr. Steadman, seconded by Mr. Chisholm, it was voted unanimously to approve an Extension of the Order of Conditions, DEP File #CE225-0409, for one year through November 15, 2022, for 125 Dover Road.

**INTRODUCTION OF POTENTIAL CONCOM MEMBERS**

Mr. David Larsen of 122 Glen Ellen Blvd. introduced himself to the Commission and expressed interest in joining. He discussed his qualifications, including being a project manager for the Army Corps. He stated he would be happy to serve on the Conservation Commission.

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Mr. Michael Giampietro of 121 Orchard Street expressed his interest in joining the Commission. Currently, Mr. Giampietro is living in Milford but will be moving to Millis in the next two weeks. He is the Building Inspector for the Town of Millis. Mr. Giampietro discussed his qualifications, including being on the Milford Conservation Commission since 1994. He would like to serve on the Conservation Commission.

**OTHER BUSINESS:**

**DEP FILE #CE225-0314 – 41 BALTIMORE STREET  
REQUEST FOR CERTIFICATE OF COMPLIANCE**

A Request for Certificate of Compliance was filed for DEP File #225-0314 for 41 Baltimore Street. An Order of Conditions was issued for a new water well, however the work was never done.

On a motion made by Mr. Steadman, seconded by Mr. Chisholm, it was voted unanimously to approve a complete Certificate of Compliance for DEP File #225-04314 for 41 Baltimore Street.

**CAPITAL PLANNING COMMITTEE PROPOSAL UPDATE**

Mr. Steadman updated the original request prepared by Ms. Hayes to specifically request funds for maintenance/improvements of the “Pleasant Meadows” property. Mr. Steadman will submit the request for \$6,730.39 for Pleasant Meadows to the Capital Planning Committee at their next meeting.

**MASTER PLAN OF TOWN OWNED PROPERTIES REQUEST – UPDATE**

Mr. Steadman developed the draft RFPs for the plan for all thirty-four Town properties for the Commission, which were emailed to the Commission. The next step is to circulate to other committees/boards/departments. The goal is to be able to send out the RFPs in January.

**UNFORESEEN:**

**236 CURVE STREET**

It was observed that a concrete patio/pad had been constructed on the property that appeared to be in close proximity to wetlands/resource area. A letter will be sent to the homeowner asking that they stop work and attend the November 1, 2021 meeting.

**MINUTES**

On a motion made by Mr. Steadman, seconded by Mr. Chisholm, the meeting minutes from September 13, 2021, were unanimously approved as written.

Scheduled Conservation Commission Meetings: November 1, 2021  
December 6, 2021  
January 10, 2021

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There being no further business, on a motion made by Mr. Steadman, seconded by Ms. Hayes, and voted unanimously, the meeting adjourned at 9:20 p.m.

*Respectfully submitted,*

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*Camille Standley, Administrative Assistant*