

**MILLIS CONSERVATION COMMISSION
MEETING MINUTES
Room 206, Veterans Memorial Building, 900 Main St., Millis, MA
March 18, 2024**

The meeting was called 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, David Larsen, Scott McPhee, John Steadman

Members absent:

Others present:

Stephen Donoian, 62 Glen Ellen Blvd.

Larry Hersch, 55 Glen Ellen Blvd.

Bill White, 4 Charles Way

Bob Shelmerdine, 14 Hattie Lane

Doug & Pat Leonhardt, 53 Glen Ellen Blvd.

Bob Carrell, 56 Glen Ellen Blvd.

Kevin Coughlan, 17 Henry Way

Jack Donahue, Property Manager, RGE

Jerry Burke, 50 Richardson Dr.

John McAvoy, 63 Hilltop

David Werner, 91 Ridge St.

Horace Aikman, MA Registered Landscape Architect

Kirk Campbell, 15 Henry Way

Ted Cannon, 1480 Main St.

Nate Goshgarian, LEC Environmental Consultants, Inc.

**DEP FILE #CE225-0437 – OAK GROVE FARM TRAIL IMPROVEMENTS
INFORMAL DISCUSSION RE: PROPOSED MODIFICATIONS**

Mr. Werner introduced Mr. Aikman to the Commission. Mr. Aikman has been working with the Oak Grove Farm Commission and Mr. Werner to design another option in place of boardwalk placement. According to Mr. Werner, they are concerned that boardwalk placement in Areas Eight and Nine would likely cause damage to the wetland areas and, in addition, required ongoing and recurring maintenance would most likely cause further damage.

They proposed a minor modification to build an aggregate path (gravel), approximately 6-feet wide at its top surface. An elevated gravel walkway with pierced/perforated piping to allow for movement of water underneath is proposed. According to Mr. Werner and Mr. Aikman, this cart path design would accommodate future access by maintenance and emergency equipment.

The Commission is in favor of the proposed modification as discussed; however, a formal plan would need to be created and presented. Mr. Werner will provide the plans prior to the next meeting. Discussion was continued to the Monday, April 8, 2024, meeting.

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**REGENCY AT GLEN ELLEN – ENFORCEMENT ORDER
UNPERMITTED VEGETATION CLEARING AT POND**

Mr. Donahue, property manager for Regency at Glen Ellen, stated that they hired LEC Environmental after receipt of the Enforcement Order issued January 10, 2024. Mr. Goshgarian, Wetland Scientist, presented the “Mitigation Plan,” dated March 14, 2024 (attached). He discussed the existing conditions and their findings and recommendations. According to Mr. Goshgarian, there were three unpermitted areas of clearing, however, “none of the root systems were touched.” The area should grow back on its own, he said. LEC recommended the installation of three permanent monuments with signage. They will also monitor the affected area for at least two growing seasons. Monitoring reports will be submitted to the Conservation Commission at the end of the 2024 and 2025 growing season summarizing LEC’s observations and recommendations, he said. Mr. Donahue stated that the landscapers will “hand-pick the debris out” of the pond.

Mr. Shelmerdine stated that he is on the Rules & Regulations Committee at Regency at Glen Ellen, however, he and Mr. Hersch are attending in place of the Trustees. He said that the Trustees and the Regency community take this matter very seriously. He discussed some of the ways that they are notifying the residents about the “vital resource” and how to protect it. There is a process in place where a resident can go the Trustees if they want to propose doing something in a protected area and the Trustees can present it to the Conservation Commission.

On a motion made by Mr. Larsen, seconded by Mr. McPhee, it was voted 6-1 in favor, with Mr. Steadman abstaining, to accept the “Mitigation Plan, Regency at Glen Ellen,” dated March 14, 2024, prepared by LEC Environmental Consultants, Inc.

The Enforcement Order remains in effect until the completion of the two growing seasons and monitoring reports for 2024 and 2025.

**REQ. FOR DETERMINATION OF APPLICABILITY, PUBLIC HEARING
1480-1486 MAIN ST. SITE IMPROVEMENTS**

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

Atty. Cannon, representing the applicant, Arbmillis, LLC, presented the application for site improvements at 1480-1486 Main Street. He stated that Arbmillis, LLC, is purchasing the property this week and a new business is going in: bark mulch/firewood business. No new structures are proposed. According to Atty. Cannon, the applicant only proposes the clearing of overgrown brush on existing pavement, re-striping existing pavement and repair of the existing fence. “He knows not to go beyond that” without coming before the Conservation Commission, he said.

On a motion made by Mr. Steadman, seconded by Ms. Hayes, it was voted unanimously at 7:56 p.m. to close the public hearing for site improvements at 1480-1486 Main Street.

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On a motion made by Ms. Hayes, seconded by Mr. Steadman, it was voted unanimously to approve a Negative 3 Determination of Applicability.

**DEP FILE#CE225-_____, NOTICE OF INTENT, PUBLIC HEARING
84 ORCHARD STREET – REGENCY AT GLEN ELLEN – TOLL BROS.**

The public hearing was opened at 8:05 p.m. with notice being read by Ms. Hayes, Vice Chair.

The applicant, via email dated March 12, 2024, requested a continuance, without discussion, to the April 8, 2024, meeting.

On a motion made by Dr. Lederer, seconded by Mr. Chisholm, it was voted unanimously at 8:06 p.m. to continue the public hearing, without discussion, to Monday, April 8, 2024, 7:15 p.m.

OTHER BUSINESS:

**DEP FILE# CE225-0432– 7 WATER STREET – DPW TREATMENT PLANT
REQUEST FOR CERTIFICATE OF COMPLIANCE**

The Commission conducted a site visit on Saturday, March 2, 2024, at 9:30 a.m., with Mr. McKay and Mr. Rachmaciej. Special Condition #22 regarding erosion controls will remain as an ongoing condition. Mr. McKay was instructed to keep the erosion controls/silt fence in place from the bottom of the hill to the area across from the end of the PFAS building (marked by pink flags).

On a motion made by Mr. Steadman, seconded by Ms. Gavin, it was voted unanimously to approve a Complete Certificate of Compliance with Special Condition #22 ongoing.

**DEP FILE# CE225-0433– 1480 & 1486 MAIN STREET – GTE MILLIS REALTY
REQUEST FOR CERTIFICATE OF COMPLIANCE**

The Commission received a Request for Certificate of Compliance by GTE Millis Realty, LLC. An Order of Conditions was issued March 24, 2022, for a Marijuana Cultivation Facility. Per the letter from Eric Dias, PE, at Strongpoint Engineering, dated March 11, 2024, no work has commenced on site and all proposed work relative to the Order is being abandoned.

On a motion made by Ms. Hayes, seconded by Mr. Steadman, it was voted unanimously to approve an Invalid Order of Conditions/Certificate of Compliance for 1480 & 1486 Main Street, Marijuana Cultivation Facility for GTE Millis Realty, LLC.

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BOY SCOUT PROJECT IDEAS

The Commission discussed some potential Scout projects. The following ideas will be sent to the Scouts who had emailed looking for Life Project suggestions:

1. Richardson Pond – garden boxes that are there need to be cleaned out and re-planted.
2. Pleasant Meadows Park – trash/debris clean-up
3. Pleasant Street Park (where “Big Foot” is) – clean trail in the middle and add plantings.
4. Village Street property - Make informational trail maps for posting on signage.

MINUTES

On a motion made by Dr. Lederer, seconded by Ms. Hayes, the meeting minutes from February 12, 2024, were unanimously approved as written.

Scheduled Conservation Commission Meetings: April 8, 2024
May 6, 2024

There being no further business, on a motion made by Mr. Steadman, seconded by Mr. Chisholm and voted unanimously, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

*Camille Standley
Administrative Assistant*