

# **Berkley Conservation Committee**

## **Meeting Minutes**

December 11<sup>th</sup>, 2025

- **Roll Call: The following persons were present,  Nate Kelliher (NT),  David Patrick (DP),  Diane Maxwell (DM),  Tom Fernandes (TF), and  Jeff Cuttner (JC).**
- **Berkley Town Hall (Hearing Room), DP called to order the Conservation Committee (ConCom) at 6:03 pm on 12/11/2025.**
- **For detailed information on the meeting, a recording can be found at <http://198.0.152.34/CablecastPublicSite/?site=1>, located on the Town Hall's website—search meeting by date.**
- **Denise Cole (DC) conducted the minutes.**

### **PUBLIC HEARING:**

#### **Request for Certificate of Compliance for 28 Elm ST, David F Greene, SE4-269**

- DP raised the motion to open the hearing. NK 1<sup>st</sup>, DM 2<sup>nd</sup>, all in favor.
- DP raised the motion to issue the COC for 28 Elm ST. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor. The board signed the COC signature page.
- DP raised the motion to close the public hearing. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.

#### **Request for Certificate of Compliance for 513 Berkley ST, Carol Nagel, SE004-0548**

- DP raised the motion to open the hearing. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.
- DP provides two options: (1) invalid OOC, (2) ongoing conditions. DP recommends an invalid OOC be issued. Motion to approve an invalid order of conditions for 513 Berkley ST was raised by DP. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.
- DP raised the motion to close the public hearing. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.

#### **Request for Certificate of Compliance for 35 Ridge ST, Christopher Campeau, SE4-0607**

- DP raised the motion to open the hearing. 1<sup>st</sup>, 2<sup>nd</sup>, all in favor.
- DP raised the motion to approve the COC for 35 Ridge St. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.
- DP raised the motion to close the public hearing for 28 Elm St. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.

**Request for Determination of Applicability for 138 Bay View Ave, Kevin Sheehan represented by Joshua Bows (Merrill Engineers and Land Surveyors), proposed construction of a single-family home with access drive and associated utilities.**

- DP raised the motion to open the hearing. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.
- Joshua Bows spoke before the board and reviewed the building plans.
  - Owner of the access road is still unknown.
  - Plans to repair old stone wall on the property.
- DP spoke on the history of this application and associated building permits.
- DP does not think that the work that has already been performed will impact the area.
- DP recommends that the board issues a negative determination of applicability subsection number 3 with the stipulation that the fees (amounting to \$200) associated with the two site walks be paid.
  - DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.
- The board signed the DOA.
- DP raised the motion to come out of public hearing for 138 Bay View Ave. DM 1<sup>st</sup>, NK 2<sup>nd</sup>.

**Notice of Intent for 708 Berkley ST (Map 4, Lot 90), Graham Medas represented by Brad Holmes – Environmental Consulting and Restoration LLC, SE004-0649, construction of a garage with associated site work such as vegetation clear, grading, retaining wall, driveway, etc.**

- DP raised the motion to open the hearing. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.
- Brad Holmes spoke in front of the board.
- DP recommends that the board approve the NOI with the conditions that no construction starts until the erosion controls are in place and a site visit has been conducted by the commission.
- DP motion to approve with stated conditions. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.
- DP raises the motion to come out of the public hearing for 708 Berkley ST. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.

**OPEN BUSINESS:**

- **Vote on Previous Minutes from 10/15/2025 & 11/13/2025**
  - Couldn't approve meeting minutes because there were not enough board members in attendance.
- **Billing:**
  - Conservation clerk payroll, approved and signed.

**Motion to continue the meeting on January 8th, 2026 at 6:00 pm was made by DP**

**Motion to adjourn raised by DP at pm. DM 1<sup>st</sup>, NK 2<sup>nd</sup>, all in favor.**