

Berkley Conservation Committee

Meeting Minutes

September 17th, 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 6:10 pm on 9/17/2025. DM 1st and NK 2nd. All in favor.
- **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:

RDA for 32 Cobble Hill RD, Keolis Commuter Services (applicant), Represented by Benesch (Matt Donovan). Vegetation management, control, and maintenance actives for the years 2026-2030 taking place within the railroad right of way.

- DP raised the motion to open the public hearing for 32 Cobble Hill RD. DM 1st, NK 2nd, all in favor.
- Matt Donovan representative spoke to the board about the vegetation management plan.
- DP recommends that a positive determination be given for section 2A and a negative determination be given for sections 2 and 3. DM 1st, NK 2nd, all in favor.
- DP makes a motion to close the public hearing for Keolis Commuter Services. DM 1st, NK 2nd, all in favor.

Request for Certificate of Compliance for 10 Karen's Way (Map 31, Lot 16), Scott Huyghe, Represented by Zenith Land Surveyors, LLC. (William J. McGovern). SE004-0628, construction of dock, gangway, and float.

- DP raised to make a motion open the hearing. DM 1st, NK 2nd, all in favor.
- No one was in attendance to represent 10 Karen's Way.

Continued Discussion: Notice of Intent for 48 & 50 County Street (Map 27 Lot 20.0-92-2.0 & 20.0-92), Robert Veronneau, Represented by Farland Corp. (Christian Farland). Construction of 3 Storage Bays along with an asphalt driveway, associated grading, drainage, tree cutting, and septic tanks.

- No one was in attendance to represent.

Continued Discussion: 2 Lima Lane (Map 3, Lot 28-4), Quintal Investments, LLC & Lima Investments LLC, Represented by Simmons Development Inc. (James Simmons).

Construction of a single-family home with the following amenities: garage, driveway, deck, septic system, and private well.

- DP raised the motion to continue the public hearing for 2 Lima Lane. DM 1st, NK 2nd, all in favor.
- Conditions: no construction of the dwelling can continue until the retaining wall is in place and inspected by the Berkley Conservation Commission. Also, that there will be some type of fencing be put in around the wetland areas. Split rail fence will be put in, it is in the revised plans
- Kyle Lima (2 Lima Lane), question clarifying the purpose of the retaining wall.
- DP raised the motion to approve the plans with the stated conditions. DM 1st, NK 2nd, all in favor.
- DP raised the motion to exit the public hearing for 2 lima lane. DM 1st, NK 2nd.

OPEN BUSINESS:

- **Addressing a wetlands complaint about 108 Padelford Street.**
 - Patrick Mygan & Abigail Mygan were in attendance to represent themselves. They provided photos and spoke to the board.
 - DP suggests that the board goes out for a site visit. No further work should be completed until the board is able to conduct a visit. The board plans to visit on September 24th around 4 pm.
 - Ellen Lefrance, 106 Padelford, abutter, voiced her complaints to the board.
- **Addressing a wetlands complaint about 11 Burt Street.**
 - Leo & Patti Trottier, 11 Burt Street, were in attendance and represented themselves. Leo had documents prepared for the board that he shared.
 - DP recommended that the board come for a site visit and continue the discussion.
- **Discussion of Land Donation: 36 Holloway Street**
 - Carl Malloch was present to participate in the discussion.
 - DP shared a draft letter of acceptance for the land.
 - Conservation Restrictions are drawn up but not recorded yet.
 - Robert Lambert and Lisa Dagel (residents of Holloway Street) participated in the discussion.
 - DP raises the motion to accept the letter (with corrections) and for it to be submitted to the selectmen. DM 1st, NK 2nd.
- **Vote on Previous Minutes from 6.6.2025.**
 - DP looking for motion to approve, DM 1st, NK 2nd, all in favor.
- **Billing:**

- Conservation clerk payroll, approved and signed
- **Mail:**
 - National Grid Herbicide Application Schedule
- **Upcoming meetings for the following dates were planned:**
 - **October Wednesday 15th**
 - **November Wednesday 12th**
 - **December Thursday 11th**
 - **January Thursday 8th**
 - **February Thursday 12th**

Motion to continue the meeting on October 15th, 2025 at 6:00 pm was made by DP.

Motion to adjourn raised by DP, DM 1st, NK 2nd, all in favor.