



**Town of Hamilton
Conservation Commission**
Meeting Minutes of January 29, 2025

Pursuant to the Open Meeting Law, MGL Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Commissioners, a meeting of the Hamilton Conservation Commission was posted for January 29, 2025 at 7PM via Zoom. *This meeting was recorded.* Commissioners: Sandy Coddling, Virginia Cookson, Mike Stoltzfus, Denise Kelly, Nancy Baker.

CALL TO ORDER The Interim Chair convenes the meeting pending the establishment of a quorum. The following items shall be addressed in order, subject to the discretion of the Chair and the Members

Interim Chair Virginia Cookson called the meeting to order at 7:00 PM. She identified the meeting was being recorded and those present: S.Coddling, V. Cookson, M. Stoltzfus, D.Kelly, N.Baker; and Others as noted in the minutes.

APPROVAL OF MINUTES:

- **Approval of draft meeting minutes for December 11, 2024; January 15, 2025.**

Vote: *The Commissioners voted 4-0-1 by roll call to approve the minutes of December 11, 2025 with the amendments as discussed with N.Baker abstaining.*

Vote: *The Commissioners voted unanimously by roll call to approve the minutes of January 15, 2025.*

PUBLIC MEETINGS AND HEARINGS:

- **Notice of Intent: 3 Gail Avenue (DEP File # 172-0654)**
- **Applicant/Property Owner: H & R Land Development c/o Mark Adams**
- **Representative: The Morin-Cameron Group, Inc. (Dan Powers)**
- **Project: Buffer Zone impacts associated with site grading and the construction of a subsurface sanitary disposal system to support a proposed single-family home**

Dan Powers of the Morin-Cameron Group shared the site plan on the screen and summarized what the Commissioners looked at on the site walk. V.Cookson, D.Kelly, N.Baker, and M.Stoltzfus all were present for the site walk. D.Kelly noted that she previously had questions about the placement of the septic, but after walking the site, she does not have concerns, and the grading appeared to be reasonable also. N.Baker added the site had been previously approved, and the plan seems appropriate. N.Baker asked for future Notice of Intents as she would like it to be clearly indicated how much square footage is in each of the buffer zones, the 25 foot, 50 foot, and 100 foot. M.Stoltzfus pointed out the agent's role is to review the application and identify any deficiencies. Without an effective agent for some time, it has been a heavy lift for the Commissioners. N.Baker asked to add a condition to require the Certificate of Compliance before the termination of the Order of Conditions is completed.

Vote: *The Commissioners voted unanimously by roll call to close the public hearing.*

Vote: *The Commissioners voted unanimously by roll call to approve the project at 3 Gale Ave subject to the Order of Conditions.*

ENFORCEMENT ORDERS/VIOLATIONS: *The Conservation Commission will postpone discussion and consideration of all pending Conservation Commission enforcement orders until its February 12, 2025 meeting.*

NOTES:

- The next Conservation Commission meeting is currently scheduled for February 12, 2025.

Adjournment – *The Commissioners voted unanimously by roll call to adjourn at approximately 7:31pm.*

Respectfully submitted by D. Pierotti, Recording Secretary, 2.1.25.

The minutes were prepared from video.