



**Town of Hamilton
Conservation Commission**
Meeting Minutes of May 28, 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 May 28, 2025 at 7PM via Zoom. *This meeting was recorded.* Commissioners: Sandy Coddington, Virginia Cookson, 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. Coddington, V. Cookson, D. Kelly, N. Baker; and others as noted in the minutes, including Conservation Agent Bethany Barstow. Interim Chair Cookson noted that there was a quorum.

PUBLIC MEETINGS AND HEARINGS:

Notice of Intent: 3 Spingler Way (MassDEP #172-0659)

Applicant: Erin Cullen

Representative: Eoghan Kelley

Project: Proposed construction of a driveway. Most of the proposed work is located within the 100-foot Buffer Zone.

Eoghan Kelley of [redacted] shared the site plan on the screen and noted a correction that all work on this project was taking place outside of the 100-foot Buffer Zone. He noted that the only work done within the 100-foot Buffer Zone was a driveway that was designed to stay outside of the 75-foot Buffer Zone. E. Kelley also pointed out the trees greater than 15 inches in diameter that he had marked on the site plan per B. Barstow's instructions, and noted that the homeowner had chosen the site with plans to maintain its tree coverage. He also noted that the proposed driveway would consist of gravel to match the neighbor's driveway.

Interim Chair Cookson asked if it was possible to avoid more trees during construction. E. Kelley responded that the site was heavily wooded and the intention would be to preserve unmarked trees. N. Baker asked for clarification regarding the type of gravel being used for the driveway. E. Kelley replied that the proposed driveway would use typical gravel rather than river stone. N. Baker asked for more details about the horse path. E. Kelley explained that it was not maintained by the property and consisted of gravel. N. Baker noted that there were no Professional Engineer (PE) stamps of approval on the provided site plans and that the NOI called for the driveway to be paved with bituminous asphalt. S. Coddington asked if the driveway would be regraded, and E. Kelley confirmed that there would be minor grading to make the driveway level with the house, and any fill would come from the beneath the foundation of the house. Interim Chair Cookson asked how construction equipment would be getting in without building the driveway first. E. Kelley confirmed that the horse path would be blocked off since it cuts into the 50-foot Buffer Zone, and any construction vehicles would access the site by way of the existing driveway.

Vote: D. Kelly made a motion to close the public hearing on 3 Spingler Way. *The Commissioners voted unanimously by roll call to close the public hearing.*

Vote: D. Kelly made a motion to issue an Order of Conditions for 3 Spingler Way.

Interim Chair Cookson recommended a change in the narrative that the driveway be paved with gravel rather than asphalt as discussed in the present meeting. B. Barstow noted an additional change for the inclusion of plans stamped by a PE.

D. Kelly made a motion to approve the Order of Conditions with the special conditions as discussed in this meeting. *The Commissioners voted unanimously by roll call to approve the Order of Conditions with the special conditions as discussed in this meeting.*

Continued Amended Order of Conditions: Bridge Street & Miles River Road (MassDEP #172-0625)

Applicant: Timothy Olsen

Representative: Matthew Perry, The Engineering Corp

Project: Minor changes to the layout and location of the drainage system and to detail proposed pavement maintenance activities. Most of the proposed work is located within the 100-foot Buffer Zone, and the 200-foot Riverfront Area.

Vote: S. Coddling made a motion to continue this Order of Conditions until the June 11, 2025 Conservation Commission meeting. *The Commissioners voted unanimously by roll call to continue the Order of Conditions until the June 11, 2025 Conservation Commission meeting.*

Request for a Certificate of Compliance: 3 Gail Avenue (MassDEP #172-0628)

Applicant: Gage Woodward

Representative: Mark Adams / H and R Land Development c/o The Morin-Cameron Group, Inc.

Project: Proposed raze and rebuild of a single-family home and septic.

Dan Powers of Morin-Cameron Group, Inc., representing Mark Adams, requested the closure of a prior order from Gage Woodward in October 21, 2021 at this site to prevent the existence of competing orders with the introduction of a new order in March 17, 2025. D. Powers clarified that under the 2021 order from Gage Woodward, the house was raised but no other construction occurred. The house was then bought by Mark Adams, who created a new order for new construction in March 2025.

Vote: D. Kelly made a motion to issue a Certificate of Compliance indicating that the building was raised and no other work was done under the 2021 order. *The Commissioners voted unanimously by roll call to issue the Certificate of Compliance.*

PUBLIC COMMENT:

There were no public comments.

APPROVAL OF MINUTES:

Approval of draft meeting minutes for April 9, 2025.

Vote: S. Coddling made a motion to approve the minutes of April 9, 2025 as amended. *The Commissioners voted 3-0-1 by roll call to approve the minutes of April 9, 2025 as amended with D. Kelly abstaining.*

ENFORCEMENT ORDERS/VIOLATIONS: *The Conservation Commission will postpone discussion and consideration of all pending Conservation Commission enforcement orders until its June 11, 2025 meeting.*

NEW/OTHER BUSINESS:

Potential Commission Restructuring

B. Barstow opened a discussion of potential changes within the Commission, including the opportunity for a new Chair. Interim Chair Cookson noted that Michael had left the Commission, and N. Baker recommended writing a note thanking him for his service. N. Baker volunteered to be Chair of the Commission.

Vote: *D. Kelly made a motion to appoint Nancy Baker as the next Chair of the Conservation Commission effective June 11, 2025. The Commissioners voted unanimously by roll call to approve Nancy Baker as next Chair.*

Interim Chair Cookson volunteered to be Vice Chair of the Commission.

Vote: *D. Kelly made a motion to elect Virginia Cookson as Vice Chair of the Conservation Commission effective June 11, 2025. The Commissioners voted unanimously by roll call to elect Virginia Cookson as next Vice Chair.*

There was some discussion regarding the future of the Commission's jurisdiction over properties in the Open Space Plan. Interim Chair Cookson noted that Chebacco Woods and the 9.3 acres of land surrounding Patton Ridge are the responsibility of the Conservation Commission.

Adjournment:

S. Codding made a motion to adjourn the Conservation Commission meeting. The Commissioners voted unanimously by roll call to adjourn at approximately 8:22 pm.

NOTES:

- The next Conservation Commission meeting is currently scheduled for June 11, 2025.

Documents:

- *Notice of Intent – 3 Spangler Way*
- *Amended Order of Conditions – Miles River Road and Bridge Street*
- *Request for a Certification of Compliance – 3 Gail Avenue*
- *April 9, 2025 Meeting Minutes for Review/ Approval*

Respectfully submitted by A. Brennan, 7.25.

The minutes were prepared from video.