

Sturbridge Conservation Commission

Tuesday, July 7, 2020

Meeting Minutes

Approved August 4, 2020

6:00 PM Open Meeting – Quorum check; all in attendance – quorum confirmed.

E. Goodwin read the virtual meeting statement.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting law, G.L. c. 30A Section 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number people that may gather in one place, this meeting of the Sturbridge Conservation Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation can be found on the Town's website at <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>. For this meeting, members of the public who wish to listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post of the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.

Committee Updates:

- CPA – E. Goodwin reported that all requested funds for FY21 were approved including ballfield lights and the Conservations funds for building demolition on Conservation Land.
- Trail Committee – No meeting since last SCC meeting. D. Barnicle advised all that massconservationvoters.com is moving to get the State to put more money into DCR funding to increase the staff at parks and encouraged all to visit the site to support the movement.
- Open Space Committee – No Report.
- Lakes Advisory Committee – No Meeting, No Report.

Approval of minutes:

On motion of D. Barnicle seconded by S. Halterman, the Commission approved the June 16, 2020 minutes. Vote: 5-yes, 0-no, 0-abstain, 0-absent.

Walk-ins

- 89 Shore Road – J. Giroux, Property Owner – Tree Removal Request. J. Giroux appeared before the Commission seeking authorization to remove a large pine tree on the shoreline leaning over the water. The tree is damaging shoreline and retaining wall which he intends to repair once the tree is removed (roots to remain). Agent: R. Gendreau advised the Commission that she does not see the need to replace the tree as there are plenty other trees on-site which will flourish once this tree is removed.

ACTION: The Commission approved the removal of the pine tree shown in photos and during the site visit by consensus vote. Vote: 5-yes, 0-no, 0-abstain, 0-absent.

- 18 Cedar Lake Drive – B. Oxman, Property Owner of 20 and 18 Cedar Lake Drive, came before the Commission seeking permission to repair and/or replace an existing shed at 18 Cedar Lake. The shed is located on the shoreline and part of the rock wall foundation on one area has fallen into the pond. He is requesting permission to remodel or raze and rebuild and use it as an office with a bathroom (water and septic).
Agent: R. Gendreau advised the applicant that Building/Zoning will also need to approve/permit. She also suggested he provide an alternate analysis rebuilding the structure further from the resource area.
Commission: Felt that this project is more of a rebuild and advised the applicant to return with a formal plan to build the office structure with a bathroom.

E. Goodwin read the Public Hearing statement.

Public Hearings

6:15 53 Caron Road; Notice of Intent; DEP File #300-1064; Y. Oh, Owner; R. Lussier, CMG Environmental, Inc., Representative; Heating Fuel Release Emergency Response and Remediation Activities.

Agent: Reminded the Commission that this site had been issued emergency authorization to perform clean-up of a fuel leak at the home located at 53 Caron Road. This Notice of Intent is being done after the fact to document the clean-up and remediation activities at the site.

R. Lussier appeared before the Commission. He advised the Commission that the work is complete, no additional remediation activities are required but the monitoring of the site is presently on-going and will be for the foreseeable future. Should the monitoring reveal additional work is necessary it will be brought to the Commission for approval.

Commission: The Commission asked to be copied on any documents/reports sent to DEP regarding 53 Caron Road by Mr. Lussier and he agreed to do so. The commission discussed continuing the hearing for one year when the monitoring will be complete.

Public: No comment.

ACTION: On motion of D. Barnicle, seconded by S. Halterman, the Commission continued the public hearing for one year for the continued monitoring of the site. Vote: 5-yes, 0-no, 0-abstain, 0-absent.

6:30 10 Willard- Request for Determination of Applicability; K. Klimczuk, Owner; L. Jalbert, Jalbert Engineering, Representative; Landscaping Site Work.

Documents: Site Plan as referenced in expired/open OOC

L. Jalbert and K. Klimczuk appeared before the Commission seeking approval to move ahead with the landscaping work approved by the expired OOC for 10 Willard. The work includes a

patio of pervious pavers, two small decorative retaining walls along the walkway and a paved driveway with rip rap slopes along the sides.

Agent: R. Gendreau reported that the work was previously reviewed and approved when the OOC was issued. All work is outside the 50 foot buffer zone, and she feels the rip rap along the driveway will be an improvement. She advised the Commission that Landscape Evolution will be performing the work and he is mindful of wetlands and permitting. R. Gendreau stated that the majority of the work permitted on the original plan has been completed and she feels that the scope of the remaining landscaping work does not require a new NOI be filed. She recommends approval of the RDA with a negative 3 and positive 5 finding and added conditions for erosion control and pre-construction meeting.

Public: No comment.

ACTION: On motion of D. Barnicle, seconded by S. Halterman the Commission closed the public hearing. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.** On motion of D. Barnicle, seconded by S. Halterman, the Commission approved the landscaping project for 10 Willard as presented and discussed with a determination of -3 and +5 plus the added conditions regarding erosion controls and pre-construction meeting. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

6:45 108 South Shore- Request for Determination of Applicability; H. Ser, Owner; L. Jalbert, Jalbert Engineering, Representative; proposed detached garage and associated site work.

Documents: Site Plan

L. Jalbert came before the Commission on behalf of his client seeking authorization for the construction of a detached garage at 108 South Shore Drive. He advised the Commission the proposed garage site sits less than 8 feet from the property line and he has already submit appropriate permit requests to the planning/building departments. He added that the trees which will need to be removed for the project are over 200 feet from the lake.

Agent: R. Gendreau inquired about the need to relocate the septic tank. L. Jalbert stated that the tank will be in the same location but shifted 90 degrees. R. Gendreau advised the Commission that she does not have any concerns about the project as project is outside the 200 foot buffer zone. Recommend approval of the project with a positive 5 determination.

Public: No comment.

ACTION: On motion of S. Halterman, seconded by S. Chidester, the Commission closed the public hearing. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.** On motion of D. Barnicle, seconded by S. Chidester, the Commission approved the construction of the detached garage and associated site work as presented on the plan tonight with a +5 determination and added conditions recommended by Agent for erosion controls and pre-construction meeting. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

7:00 568 & 570 Route 15 - Request for Determination of Applicability; Silver Tree Realty LLC, Applicant; G. Krevosky, EBT Environmental Consultants, Inc., Representative; no proposed work at this time.

Documents: Site Plan and Photos

G. Krevosky, EBT Environmental, appeared on behalf of the applicant Silver Tree Realty, seeking a determination of the potential vernal pools on the site. Specifically, seeking to confirm the vernal pool on Lot 1 and confirm no vernal pool on Lot 2.

Agent: R. Gendreau advised the Commission that there is enough documentation for the confirmation of the pool on Lot 1 as a vernal pool. She added that the second pool located on Lot 2 is small and does not meet the criteria for a vernal pool classification; however, it still falls under the Commission for determination. R. Gendreau recommends the determination of +5 for Lot 1 and -5 for Lot 2.

Public: No comment.

ACTION: On motion of D. Barnicle, seconded by S. Halterman the Commission closed the public hearing. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.** On motion of D. Barnicle, seconded by S. Halterman, the Commission approved the confirmation of the vernal pool on Lot 1 with a determination of +5 and -1 (not subject to WPA), and confirming the area in question on Lot 2 is NOT a vernal pool with a -1 (not subject to WPA) and +5 determination adding it is still subject to the Sturbridge Wetland Bylaw as it is within the 200 foot buffer zone. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

7:15 100 Breakneck Road - Request for Determination of Applicability; Old Green Acres, Applicant; D. Frydryk, Sherman & Frydryk, LLC, Land Surveying and Engineering, Representative; Construction of two single family homes each with own driveway, septic system, and well, and associated site work.

Documents: Site Plan

D. Frydryk appeared on behalf of the applicant, Old Green Acres.

Agent: R. Gendreau advised the Commission that this is determination is only for Lots 7A and 11 at 100 Breakneck Road. She further stated that the 2 proposed sites are outside of the Commissions jurisdiction and recommended the determinations of +2B, -1 and -6. She also recommended that the Applicant consider filing an ANRAD for the entire site/property.

Commission: The Commission agreed with the Agents recommendation and advised the applicant that they will not allow them to create a hardship that will result in the need to cross/impact wetlands.

Public: No comment.

ACTION: On motion of S. Halterman, seconded by D. Barnicle, the Commission closed the public hearing. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.** On motion of E. Goodwin, seconded by E. Gaspar, the two proposed lots, 7A & 11, were determined to be -1 and -5 (not subject to WPA or Sturbridge Wetland Bylaw) and +2B (not approving resource delineations). **Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

7:30 Lake Road - Request for Determination of Applicability; Big Alum Lake Association, Applicant; S. Pikul, Bertin Engineering, Representative; Drainage improvements along Lake Road.

Documents: Site Plan and Revised Site Plan

S. Pikul of Bertin Engineering and T. Clarke of Big Alum Lake Association appeared before the Commission to discuss 225 feet of proposed drainage improvements for the stormwater system along Lake Road. S. Pikul advised the Commission that under his plan the work will occur in the right of way / shoulders of the road and consists of a system of new and existing swales and catch basins.

Agent: R. Gendreau informed the Commission that the Lake Association is looking to install drainage to assist with runoff on this private road. She added that she has been advised that the plans will likely change as the Lake Association feels the proposed plan may be unnecessarily aggressive. R. Gendreau also advised the Lake Association that the project will require a Notice of Intent.

T. Clarke provided the Commission with a revised version of the Bertin Engineering plan which is less invasive than the association is reviewing. S. Pikul advised the Commission and Lake Association that he is uncomfortable with another engineer modifying his plan as it is not keeping with best practices and could jeopardize the success of the project.

Commission: Agreed with the Agents determination that the project will require an NOI to be filed due to the proximity to the lake.

Public: No Comment.

ACTION: On motion of D. Barnicle, seconded by E. Gaspar, the Commission closed the public hearing. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.** On motion of S. Barnicle, seconded by S. Halterman, the Commission determined that the area is subject to the WPA and Sturbridge Wetland Bylaw, +4 and +5; and requires a Notice of Intent be filed by the Applicant. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

7:45 159 Walker Pond Road - Notice of Intent; DEP File #300-TBA; J. Straub, MA Department of Conservation and Recreation, Applicant; A. Patterson, ESS Group, Inc., Representative; Walker Pond Beach Maintenance.

A. Patterson, ESS Group, appeared before the Commission on behalf of the Applicant. He advised the Commission that the project is being proposed in order to preserve the quality of sand on the swim beach. The plan will replace the upper one foot of sand with new clean sand, a total of approximately 230 cubic yards of sand. They will excavate and replace equal volumes of sand and regrade to the current status. During the project sand will be stockpiled in the parking area and old sand moved to another area in the park. The contractor performing the work will install erosion controls in the stockpile area. He added that they anticipate the project will take 4 weeks to complete and hope to accomplish it this fall based upon restrictions set by Natural Heritage Endangered Species Program.

Agent: R. Gendreau advised the Commission that no DEP file number has been issued yet and confirmed that this is a priority habitat area and NHESP will need to review and comment on plan as well.

Commission: The Commission asked the applicant if there will be any significant root structure removal and were advised there would not be.

Public: No comment.

ACTION: This hearing was continued to August 4, 2020 at 6:15pm by consensus vote.
Vote: 5-yes, 0-no, 0-abstain, 0-absent.

8:00 33 Adams Rd - Request for Determination of Applicability; K. Hurley, Owner/Applicant; Construction of deck and associated site work.

Documents: Lot plan and Deck plans

K. Hurley came before the Commission seeking approval for the construction of a deck addition to an existing single family home. The lot is lakefront and the applicant presented three designs to the Commission (10, 15 and 20 foot setbacks from the lake). The proposed location is currently lawn and the completed deck will have crushed stone underneath. He added that he is also seeking permission to replace rotted decking on the existing small shore dock.

Agent: R. Gendreau advised the Commission that this project also needs Zoning Board approval and the applicant is aware of that.

Commission: The Commission cited the 25 foot no new structure regulations and stated that they would have liked to see a plan with that configuration. D. Barnicle suggested a curved deck to mimic the lake curve.

Applicant: K. Hurley agreed to adjust the 15' side to 10' and the 10' side to 5' would make the deck acceptable as it would move the deck to the 25 foot mark.

Public: No comments.

ACTION: On motion of S. Halterman, seconded by E. Gaspar, the Commission closed the public hearing. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.** On motion of S. Halterman, seconded by D. Barnicle, the Commission approved the construction of a deck outside of the 25ft "no new build" with the requirement of crushed stone underneath; and the repair of the bank deck with a +3 and +4 determination. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

8:15 400 Haynes Street – Notice of Intent; DEP File #300-1063; Continued from June 2, 2020; B. Alsup of Pilot Travel Center, LLC, Applicant; A. Roscoe of Corestates Group, Representative; Commercial redevelopment to include: demolition of the travel center, the convenience store and the fuel pumping facilities and the construction of a new travel center, parking lot and fuel pumping facilities.

Documents: Site Plans, Revised Site Plans, Stormwater System Plans

A. Roscoe of Corestates Group, B. Alsup of Pilot Travel Center LLC appeared for the Applicant. J. Shevlin (Peer Review) appeared and provided a summary of his review of the proposed stormwater management system to the Commission.

Agent: R. Gendreau advised the Commission that revised plans have recently been received, briefly reviewed and provided to the peer review engineer for review as well. R. Gendreau had provided the peer review for the stormwater to the Commission. He requested a few clarifications from Pilot and provided some recommendations as well. Specifically he has inquired about the addition of sediment forebays in the basins. She advised the Commission that this is a redevelopment project and the applicant is making improvements to the site. As J. Shevlin noted the applicant is providing recharge and treatment for most of the impervious area, but she did not note any improvements to the upper truck parking area.

B. Alsup and A. Roscoe: Advised the Commission that the revised plan calls for the removal of the parking along both sides of the road that leads to the back area, and pulling up that pavement reducing the amount of impervious surface. No trucks will utilize that road it is for cars going to

the hotel only. They also plan to add gas traps to two infiltration basins. Regarding the truck parking area, they advised the Commission that the lot already has a fuel separation system in place which is not being modified. To address the dumping from the truck parking area they plan on installing an 8 foot fence (increased from 6ft) and will pull up 12 feet of pavement between the fence and the lot to create 15 feet of lawned area. This will assist in the prevention of dumping and remove additional impervious pavement from the site.

Agent: R. Gendreau asked the applicant to update the plans to identify all basins with added gas traps. She also asked if 1) they could provide a maintenance plan for the basins, 2) were adding a gate for the dam, and 3) were preparing a landscaping plan for the site as it is difficult to define which trees are to be removed on the existing plan. B. Alsup advised her that he will update the plan with better detail pertaining to tree removal adding that there is a robust landscaping plan for the site.

Commission: Asked if the comments made by the peer review have already been addressed and they were advised in the affirmative. They also inquired if the boulders in the illegal dumping area discussed at the last meeting have been eliminated from the plan and the applicant advised that they were eliminated in favor of the higher fence and lawned area; with large curb at the lot.

Agent: R. Gendreau advised the Commission that she would like more time to review the most recent revisions to the plan prior to making a recommendation to the Commission for approval.

Applicant: Asked the Commission if they could get approval to demolish the vacant building on the site and construct a retaining wall in the interim.

Public: No Comment.

ACTION: On motion of S. Chidester, seconded by S. Halterman, the Commission approved the demolition of the building and retaining wall construction. The remainder of the project was continued to August 4, 2020 at 6:30pm. Vote: 5-yes, 0-no, 0-abstain, 0-absent.

8:30 6 Picker Road – Notice of Intent; DEP File #300-1062; Continued from June 2, 2020; New England Cold Storage LLC, Applicant; G. Krevosky, EBT Environmental Consultants, Representative; for the construction of a wetland crossing and commercial site infrastructure.

Agent: R. Gendreau advised the Commission that the stormwater peer review has concluded and the report issued to the Commissioners for review. She added that there are numerous comments which should be addressed. Our engineer has not received any comments or revised plans to address his review to date. The Commission was also informed that Ecotec was on-site July 1st to begin the wetland peer review. The wetland peer review report has not been received yet. An alternative analysis was received from the applicant and provided to the peer reviewer.

Applicant: G. Krevosky, EBT Environmental, A. Baum and C. Bailey, NECS, were present for the meeting. They advised the Commission that the next set of plans will address the stormwater peer review comments. They will need to wait for the Wetland peer review to move forward and requested a continuance.

Public: No Comment.

ACTION: At the Applicants request the Commission continued the hearing to August 4, 2020 at 6:45pm by consensus vote. Vote: 5-yes, 0-no, 0-abstain, 0-absent.

8:45 27 Ladd Road; Notice of Intent; DEP File #300-1056; *Continued from June 2, 2020;* R. Jennings, 508 International, Applicant; A. Sellew, Owner; O'Neil, Representative; Replacement of decking on existing telephone pole bridge.

Agent: R. Gendreau reported that the survey has been completed and they are waiting for the plan. Applicant also filed the NOI for 205 B & C today. Applicant requested a continuance.

Public: No Comment.

ACTION: At the Applicants request the Commission continued the hearing to August 4, 2020 at 7:00pm by consensus vote. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

9:00 8 Picker Road – Notice of Intent; DEP File #300-TBA; New England Cold Storage LLC, Applicant; G. Krevosky, EBT Environmental Consultants, Representative; for the construction of a temporary access road originating from 8 Picker Road and extending onto 6 Picker Road.

Agent: R. Gendreau advised the Commission that this is a new filing for just 8 Picker Road. This work is to be included with the wetland scientist peer review for the project 6 Picker Road. The applicant requested a continuance.

Public: No Comment.

ACTION: The Commission continued the hearing to August 4, 2020 at 7:15pm by consensus vote. **Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

Letter Permits

- 89 Shore Rd, Giroux, J. & G. - Tree Removal Request – discussed during Walk-Ins

Old Business

- MA DOT Cedar Lake Enforcement Order Update – R. Gendreau, S. Halterman and R. Ricard; and DOT and BSA site visit held June 4th. Three Areas reviewed: 1) Stream / pile within the stream was requested to be removed. They now state they believe town owned culvert is likely cause. R. Ricard will request Town look into removal or bank stabilization. R. Gendreau advised either will require permitting. 2) Detention basins: DOT stated they need to look at further. He added that this could be included in the repaving project. 3) Vernal pool and impact of sediment: DOT says they need property owner permission to access site. R. Gendreau advised that DOT knew it was private property; she will work on getting owner permission to access site.
- 118 Leadmine Lane; G. Kellehar – R. Gendreau informed the Commission that she provided the Kellehars with the names of qualified wetland scientists to assist with the delineation of the site and required restoration. The Kellehar's hired an engineer for the project but R. Gendreau advised the Commission that she has no information proving he has the education / training to act as a wetland scientist as the Commission advised Mr. Kellehar was needed. A new plan was received today for the site. Mr. Kellehar advised the Commission that he is prepared to file an NOI but is seeking permission to perform a perc test so they can determine location for septic and include that on an official plan for the lot. **ACTION: On motion of S. Chidester, seconded by S. Halterman the Commission authorized the PERC testing and advised the Mr. Kellehar that he must submit a remediation plan for the site, and he will need to file a Notice of Intent. Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

New Business

- **DEP File #300-998; 365 New Boston Road (f.k.a. Lot 1R 367);** potential project amendment – Agent: R. Gendreau advised the Commission that an OOC has already been issued for this lot. The new property owner, J. Kady, is interested in revising the plan and is appearing tonight for an informal discussion before requesting approval for an amendment. Cutting was started by the road on the site but was stopped. J. Kady advised the Commission that he would like to extend the limit of work. The site is 3 acres but the limit of work is small and he wants to extend that to have access to more of the lot. R. Gendreau stated that she believes that there are wetlands in the back area of the lot that are not shown on the original plan as that plan did not call for work in that area. The Commission advised the owner that they would like to see a plan for the revisions to the approved site plan. **ACTION: Commission advised the applicant to come back with a plan for the proposed amendment.**
- **Restructuring of the Conservation Commission FY21: ACTION: On motion of S. Chidester, seconded by S. Halterman, E. Goodwin was nominated as Chairman. Vote: 5-yes, 0-no, 0-abstain, 0-absent. On motion of D. Barnicle, seconded by S. Halterman, S. Chidester was nominated as Vice Chairman. Vote: 5-yes, 0-no, 0-abstain, 0-absent. By consensus vote the liaison position were approved as follows: S. Halterman, Forest Cutting; E. Gaspar, Lake Advisory; E. Goodwin, CPA; D. Barnicle, Trails. Vote: 5-yes, 0-no, 0-abstain, 0-absent.**

Request for Certificate of Compliance

- **DEP File #300-0702; 265 Cedar Street (f.k.a. 269 Cedar Street Lot 2) ACTION: The Complete Certificate of Compliance for DEP File #300-702 was approved by consensus vote. 5-yes, 0-no, 0-abstain, 0-absent.**
- **DEP File #300-0560; 38 Tannery; S. O'Connor ACTION: The Complete Certificate of Compliance for DEP File #300-560 was approved by consensus vote. 5-yes, 0-no, 0-abstain, 0-absent.**
- **DEP File #300-1040; 15 Long Ave; J. Quist ACTION: The Complete Certificate of Compliance for DEP File #300-1040 was approved by consensus vote. 5-yes, 0-no, 0-abstain, 0-absent.**
- **DEP File #300-1024; 84 McGargle; A. Sikes ACTION: The Commission continued this request to August 4, 2020 by consensus vote in order to receive sign off from engineer. 5-yes, 0-no, 0-abstain, 0-absent.**

Permit Extension Requests

- **Dep File #300-734; QQLA South Pond ACTION: The Commission approved a 3-year extension to DEP File #300-734 for aquatic management by consensus vote. 5-yes, 0-no, 0-abstain, 0-absent.**

Minor Amendments to Orders of Conditions

Forest Cutting Plans

Enforcement

Correspondence

Open Space Update

Agent Report

- R. Gendreau reported that she received new Forest Cutting Plan for Arnold Road. She will review with S. Halterman this week.
- HRGC/Rampco – Commission was advised that the Agent is still following up with them, waiting for correspondence from their engineer pertaining to stormwater system and any recommendations they may have.
- R. Gendreau reported that CPA approved request for Long Pond boundary delineation. She added that the demolition of buildings at Heins and Leadmine has been approved formally approved and bid documents will be prepared
- Commission was advised by R. Gendreau that the proposals for Pine Lake wetland assessment have been reviewed to determine if all proposed work is necessary. Items not deemed a necessity have been removed and cost adjusted accordingly. **ACTION: Commission approved revised proposal/ cost by consensus vote. 5-yes, 0-no, 0-abstain, 0-absent.**

Site visit schedule

Tuesday, July 21 at 9am.

Adjourn

On motion of S. Chidester, seconded by E. Gaspar, the Commission adjourned the meeting at 10:52 PM.

The items listed, which may be discussed at the meeting, are those reasonably anticipated by the Chair.~ Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.~ For those items that will be discussed, the Conservation Commission will address its questions and concerns with a proponent before allowing the public to weigh in on the topic being discussed with the proponent.~ For public discussion of non-agenda items, such discussion will be handled during the Walk-in period or as allowed by the Chair.