



**Bellingham Conservation Commission
10 Mechanic Street
Bellingham, Massachusetts 02019**

**Meeting Minutes
Wednesday, January 14, 2026
Meeting In-Person and Via Zoom**

Members Present:

Michael O'Herron, Chairman
Arianne Barton, Vice Chairman
Steven Kohler, Member- via Zoom
James Clancy, Member
Pamela Francis, Member
Nicole Forsyth, Member
Don Coelho, Member -via Zoom

Other Officials Present:

Hannah Chace, Conservation Agent

Chairman, Mr. O'Herron called the meeting to order.

Continued Public Hearing: Lakeshore Dr, Indian Run Rd & Bernier Ln ROW's & Map 74 Lot 78 & Map 70 Lot 32

Hearing Time: 7:00 PM

Project Description: Updates to existing stormwater management infrastructure and water main improvement work within Bank, BLSF, Riverfront and Buffer Zone

Application Type: NOI

Applicant: Jesse Riedel, Bellingham DPW, 215 Depot Street, Bellingham, MA 02019

Representatives: Jean Christy, Tighe & Bond Inc., 53 Southampton Road, Westfield, MA 01085

Representative Jean Christy attended the meeting via Zoom. She noted that the project has a DEP file number and addressed concerns raised by the Commission at the previous meeting. She explained that impacts from material stockpiles and dewatering would be limited during construction. She stated that the primary concern involved the drainage channel being shifted north to avoid the 25-foot no-disturb zone as much as possible. Ms. Christy also addressed several DEP comments, which mirrored some of the Commission's concerns. Commissioner Kohler asked whether anyone would be monitoring contractor compliance during construction. Ms. Christy suggested that such monitoring be added as a condition.

Ms. Forsyth made a motion to close the Public Hearing and issue an Order of Conditions. Motion was seconded by Mr. Clancy, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler aye

Michael O'Herron aye
Arianne Barton aye
Nicole Forsyth aye
James Clancy aye
Pamela Francis aye
The motion passed unanimously.

Continued Meeting: MBTA Commuter Rail Right-of-Way

Hearing Time: 7:00 PM

Project Description: Implementing the renewal of the five-year Vegetative Management Plan (VMP) along the MBTA Commuter Rail Right-of-Way in Bellingham to eliminate, control and manage vegetation along the ROW.

Application Type: RDA

Applicant: Ana Rita Pascoal, Director of Environmental Keolis Commuter Services, 32 Cobble Hill Road, Somerville, MA, 02143

Representatives: Matt Donovan Benesch, 19 Ocean Ave #5, Portland, ME 04103

Representative Matt Donovan attended the meeting via Zoom. He referred to an email previously sent to the Commission and addressed the Commission's concerns regarding spraying along the railroad track. He explained to the commission that the way they would mechanically remove vegetation is by using an on-track vehicle equipped for brush cutting. Commissioner Clancy expressed concerns that mechanical brush removal could disturb the resource area.

Mr. Clancy made a motion to issue a positive determination on the Wetland Boundary as only to be used for herbicide application, a negative determination on the actual use of herbicide for vegetation management procedure in the right of way, and a positive determination for mechanical vegetation management. Motion was seconded by Ms. Barton, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler nay
Arianne Barton aye
Nicole Forsyth aye
James Clancy aye
Pamela Francis aye

The motion passed 4:1.

Mr. Clancy made a motion to close the Public Hearing Motion was seconded by Mrs. Francis, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler aye
Arianne Barton aye

Nicole Forsyth aye
James Clancy aye
Pamela Francis aye
The motion passed unanimously.

Continued Public Hearing: Blackstone Street

Hearing Time: 7:00 PM

Project Description: Alteration of Bordering Vegetated Wetland (BVW) and its associated 100 foot Buffer Zone, for improvements to the undeveloped section of Blackstone Street, including infrastructure, utilities and site grading.

Application Type: NOI

Applicant: Louis Petrozzi, Wall Street Development Corp. P.O. Box 272 Westwood, MA 02090

Representatives:

Ryan Roseen of Goddard Consulting and Michael Dryden of Allen Engineering attended the meeting representing the applicant. Peer reviewer Thomas Michalak of Beals and Thomas attended the meeting via Zoom. Conservation Agent Chace updated the Commission that additional information and plans had been submitted since the last meeting. This information was forwarded to Beals and Thomas for peer review, and a peer review letter was received requesting additional information related to the waiver request currently in the portal.

Commissioner Francis expressed concerns regarding the waiver requests and requested additional information, specifically related to the vernal pool. Mr. Roseen stated that additional information and a habitat evaluation for the vernal pool buffer would be provided. Commissioner Forsyth asked clarifying questions regarding the Restoration Plan. Mr. Roseen noted that a wetland scientist would be on site to oversee the work. Commissioner Kohler expressed concern about the elevation of the vernal pool, noting that it should remain at road level and should not be lowered.

Mr. Dryden presented the current proposal and stated that there are no plans to alter the hydrology of the vernal pool, but rather to maintain existing conditions. He noted that the basin had been relocated out of Lot 2 and that the replication area is now situated on the opposite side of the wetland, closer to the work area. He added that all of this information will be included in the forthcoming proposal.

Mr. Clancy made a motion to continue the Public Hearing to January 28, 2026. Motion was seconded by Ms. Forsyth, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler aye
Michael O'Herron aye
Arianne Barton aye
Nicole Forsyth aye
James Clancy aye
Pamela Francis aye
Don Coelho aye
The motion passed unanimously.

Permit Extension Request: Plymouth Road- Sunken Meadow Road Subdivision

Hearing Time: 7:00 PM

Project Description: Permit Extension Request Chapter 40B Project- 28 Unit Subdivision

Application Type: Permit Extension Request

Applicant: Original Permit Holder: Ed Gately Hidden Meadow Realty Trust, Extension Request by Brendan Properties

Representatives: Matthew S. Marro, Environmental Consulting, 45 Lisa Drive, Leominster, MA

Representative Matthew Marro attended the meeting via Zoom and informed the commission that they are requesting a three-year extension in order to begin construction. He will be monitoring the work being done.

Mrs. Francis made a motion to approve the three year extension. Motion was seconded by Ms. Barton, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler	aye
Michael O'Herron	aye
Arianne Barton	aye
Nicole Forsyth	aye
James Clancy	aye
Pamela Francis	aye
Don Coelho	aye

The motion passed unanimously.

Other Business

- Annual Report Review and Vote
- Ratification votes for 39 Fox Run Road Emergency Certification & 27 Barrett Lane Emergency Certification

Ms. Barton made a motion to approve the emergency certification for 39 Fox Run Road. Motion was seconded by Mr. Clancy, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler	aye
Michael O'Herron	aye
Arianne Barton	aye
James Clancy	aye
Pamela Francis	aye
Don Coelho	aye

The motion passed unanimously.

Mr. Coelho made a motion to approve the emergency certification for 27 Barrett Lane. Motion was seconded by Mrs. Francis, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler	aye
Michael O'Herron	aye
Arianne Barton	aye
Nicole Forsyth	aye
James Clancy	aye
Pamela Francis	aye
Don Coelho	aye

The motion passed unanimously.

Mr. Clancy made a motion to approve the text of the Annual Report as amended. Motion was seconded by Mr. Kohler, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler	aye
Michael O'Herron	aye
Arianne Barton	aye
Nicole Forsyth	aye
James Clancy	aye
Pamela Francis	aye
Don Coelho	aye

The motion passed unanimously.

- **Aquatic Vegetative Management Permit**

Conservation Agent Chace updated the commission that she is meeting with other vendors. Some of the commissioners have agreed to attend the meeting.

- **Charles Headwaters Greenway Updates**

Conservation Agent Chace updated the commission regarding a grant opportunity to connect trails and stated that she wanted to keep the Conservation Commission informed.

- **MACC Annual Conference Registration (Saturday, February 28, 2026, 8:00am- 5:00pm)**

- **OSRP update**

Conservation Agent Chace noted that they received a conditional approval letter from the state, but that additional work remains to be completed.

- **Vacation Schedules**

Conservation Agent Chace let the commission know that she will be away for the February 11th meeting.

Ms. Barton made a motion to cancel the Conservation Commission meeting planned for February 11, 2026. Motion was seconded by Mrs. Francis, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler	aye
Michael O'Herron	aye
Arianne Barton	aye
Nicole Forsyth	aye
James Clancy	aye
Pamela Francis	aye
Don Coelho	aye

The motion passed unanimously.

- **Tree Policy**

Conservation Agent Chace shared an updated tree policy she has prepared and requested feedback. The policy has been uploaded to the portal, and the commissioners will review it.

- **15 Cranberry Meadow**

Conservation Agent Chace stated that she is reissuing the permit so it can be recorded, as the homeowner has lost the original permit.

Adjourn

Mrs. Francis made a motion to adjourn the meeting. Motion was seconded by Mr. Kohler, and the roll call vote was made, as follows:

Roll Call Vote:

Steve Kohler	aye
Michael O'Herron	aye
Arianne Barton	aye
Nicole Forsyth	aye
James Clancy	aye
Pamela Francis	aye
Don Coelho	aye

The motion passed unanimously.

Respectfully Submitted,

Katelyn Duquette

Katelyn Duquette
Recording Secretary