



POSTED BY TOWN
CLERK'S OFFICE:
Date: April 30, 2026
Time: 4:10 PM
Member of Town Clerk's Office:
JLG

TOWN OF MIDDLEBOROUGH
OFFICIAL MEETING POSTING FORM

NAME OF PUBLIC BODY: Middleborough Conservation Commission

DAY AND DATE OF MEETING: Thursday, May 7, 2026

TIME OF MEETING: 6:45 PM

MEETING LOCATION: Town Hall, 10 Nickerson Avenue, Select Board Meeting Room and Virtual Meeting Pursuant to Governor Baker's March 12, 2020 Order, and Governor Healey's Extended Order on March 28, 2025 to expire June 30, 2027, Suspending Certain Provisions of the Open Meeting Law. Zoom address is listed below.

MEMBER OF PUBLIC BODY POSTING MEETING: ^{JB}Jennifer Bruillard, Senior Clerk

***FOR CANCELLATIONS**

MEMBER OF PUBLIC BODY CANCELLING MEETING: [Type text]

CANCELLATION POSTED BY TOWN CLERK'S OFFICE: DATE: TIME:

AGENDA

1. 6:45 PM Discussion - Campus 44 Lots 3 & 4 Isolated Wetland
2. 7:00 PM Request to Amend Order of Conditions for 7 Winter Street, (M 16, L 5147), Dennis Welch, (Prime Engineering, Inc.), DEP#SE220-1469. In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), to extend the proposed dwelling 12' further to the north and to move a portion of the garage and driveway 15' away from the eastern bordering vegetated wetland. Original Order of Conditions issued: April 8, 2021.
3. 7:15 PM Notice of Intent for 4 Captain Hall Road, (M 063, L 5336), Ariel Devin & Gregory Bitsimis, (Foresight Engineering, Inc.), DEP#SE220-. In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a 24' x 24' garage within 100' of a bordering vegetated wetland.
4. 7:30 PM Notice of Intent for 6 Spencer Street, (M 28D, L 1565), Julie Mather, Middleborough Housing Authority, (Civil & Environmental Consultants, Inc.), DEP#SE220-. In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a +/-970 SF storage shed, modify a small portion of the existing parking and circulation area, and to relocate an existing memorial area (+/-590 SF) within 100' of a bordering vegetated wetland.
5. 7:45 PM Notice of Intent for 480 Wareham Street, (M 87, L 6463), Tim Hashem, Lex Development, (River Hawk Environmental, LLC), DEP#SE220-. In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a commercial development of a container park within 100' of a bordering vegetated wetland.

Pursuant to MGL Chapter 30A, § 18-25,

a public body shall post notice of every meeting at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays. Notice shall be printed in a legible, easily understandable format and shall contain the date, time and place of the meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting.

Meeting postings must be received by Town Clerk's Office by 5:00 PM - Monday through Friday



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6. **8:00 PM** **Notice of Intent for Parcel A off Thompson Street, (M 14, L 1292), Noam & Liat Shochat, (Outback Engineering, Inc.), DEP#SE220-1731.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a single-family farmhouse with an accessory dwelling unit and amenities that include an irrigation pond and private orchard within 100' of a bordering vegetated wetland.
7. **8:15 PM** **Discussion – Vote on Off Plain Street Conservation Restriction (M 22, L 2481), Outback Engineering**
8. **Continuation of Notice of Intent for Off Tispaquin Street & 23 Gibbs Road, (M 72, Lots 1668 & 2253), Camp Avoda Inc., (Outback Engineering, Inc.), DEP#SE220-1730.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a 100' x 165' athletic field within 100' of a bordering vegetated wetland. Hearing opened: April 16, 2026.
9. **Continuation of Abbreviated Notice of Resource Area Delineation for 253-259 Wood Street, (M 52, Lot 5885 & 5199), Hickory Hill Development, LLC, (River Hawk Environmental, LLC), DEP#SE220-1715.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), to review and vote on the wetland delineation. Hearing opened: November 20, 2025.
10. **Continuation of Abbreviated Notice of Resource Area Delineation for 525-529 Wareham Street, (M 94, Lot 3595), Protected Depot, LLC, (River Hawk Environmental, LLC), DEP#SE220-1716.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), to review and vote on the wetland delineation. Hearing opened: November 20, 2025.
11. **Enforcement Order – 18 Cowan Drive**
12. **Request for Certificate of Compliance for 18 Cowan Drive, DEP#SE220-1012.** They proposed the construction of a new plant building and related site activities. The Order of Conditions Plan of Record is dated: June 6, 2007. Overlay Exhibit is dated: February 17, 2026.
13. **Continuation of Notice of Intent for 18 Cowan Drive, (M 130, L 4989), Pavestone, LLC, (Merrill Engineers and Land Surveyors), DEP#SE220-1726.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a 49,000 s.f. commercial warehouse along with a retaining wall, driveway/parking area and associated site work within 100' of a bordering vegetated wetland. Hearing opened: March 19, 2026.

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- 14. **Continuation of Notice of Intent for Off Stone Street, (M 45, L 6486), Zachary Farkes, Stone Street Solar, LLC, (Beals and Thomas, Inc.), DEP#SE220-1728.** In accordance with the provisions of the Massachusetts Wetland Protect Act, (M.G.L. CH. 131, §40), for the installation and operation of ground mounted solar arrays with activities within bordering land subject to flooding, and within 100' of a bordering vegetated wetland and bank. Hearing opened: April 2, 2026.
- 15. **Continuation of Notice of Intent for 64 Benson Street, (M 101, L 1154), Pedro Pirez, (Zenith Consulting Engineers, LLC), DEP#SE220-1724.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a 100' x 250' building to be used for an indoor riding arena and a 40' x 250' paddock area within 100' of a bordering vegetated wetland. Hearing opened: March 5, 2026.
- 16. **Request for Certificate of Compliance for 146 Miller Street, DEP#SE220-1702.** They proposed a septic system upgrade with associated grading and tree removal within 100' of a bordering vegetated wetland. The Order of Conditions Plan of Record is dated: June 12, 2025.
- 17. **Administrative: a.** Accounting; **b.** Minutes; **c.** Request for Group Use; **d.** Office Forms and Procedures – FY27 Budget & Capital Plan; **e.** Conservation Land
- 18. **Agent: a.** Ch.61A Thompson and Precinct Street; **b.** 58 East Grove Street; **c.** 64 Benson Street; **d.** 182 Miller Street; **e.** 19 Carey Street; **f.** 101 Tall Oak Drive (CR); **g.** 29 Perry Street; **h.** Tispaquin Pond; **i.** V.S. Haseotes – Off Thompson & River Streets (Emergency Certificate); **j.** Nemasket River; **k.** Plain Street (M 22, L 5243); **l.** Off Crescent Avenue (Woods Pond); **m.** 47 Benson Street (DEP#SE220-1657); **n.** Precinct Street (M 32, L 1028); **o.** 5 Bryant Circle; **p.** 0 Cedar Street (DEP#SE220-1529); **q.** 401 Wareham Street; **r.** 48 Wareham Street (DEP#SE220-1696); **s.** 282 Wareham Street; **t.** 839 Plymouth Street; **u.** Rose Ridge Open Space; **v.** Wareham Street Dam
- 19. **Conservation Commissioner Reports – CPC; OSRP**
- 20. **Mail/Correspondence**

Topic: Middleborough Conservation Commission Meeting May 7, 2026

Time: May 7, 2026 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81448392324>

Meeting ID: 814 4839 2324

One tap mobile

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Find your local number: <https://us06web.zoom.us/j/81448392324>

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