



POSTED BY TOWN  
CLERK'S OFFICE:  
Date: February 26th, 2025  
Time: 1:44 pm  
Member of Town Clerk's Office:  
SER

TOWN OF MIDDLEBOROUGH  
**OFFICIAL MEETING POSTING FORM**

NAME OF PUBLIC BODY: Middleborough Conservation Commission

DAY AND DATE OF MEETING: Thursday, March 6, 2025

TIME OF MEETING: 6:45 PM

MEETING LOCATION: Town Hall, 10 Nickerson Avenue, BOS Meeting Room and Virtual Meeting Pursuant to Governor Baker's March 12, 2020 Order, and Governor Healey's Extended Order on March 31, 2023 to expire March 31, 2025, Suspending Certain Provisions of the Open Meeting Law. Zoom address is listed below.

MEMBER OF PUBLIC BODY POSTING MEETING: <sup>JB</sup>Jennifer Bruillard, Junior 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 **Administrative:** a. Accounting – Budget FY2026 & Capital Plan FY2026; b. Minutes; c. Request for Group Use; d. Office Forms and Procedures – Annual Town Meeting Warrant Articles, 2025 Herring Run Festival; e. Conservation Lands – Vote Picone Farm License Agreement; Vote Memorandum of Understanding – Park Department
2. 7:15 PM **Request for Determination of Applicability for 8 Nemasket Street, (M 41 J, Lot 3686), Southeastern Regional Planning and Economic Development District (SRPEDD).** In accordance with the provisions of the Massachusetts Wetland Protection Act (M.G.L. CH. 131, §40), to identify resource areas.
3. 7:25 PM **Notice of Intent for 678 Wareham Street & Lots off Wareham Street, (M 109, Lots 2963, 3935, 4084 & 4675 and M 110, Lots 4183, 4928, 5116, 4299), Peter Gerrity, South Shore Logistics Park, LLC, (Beals Associates, Inc.), DEP#SE220- .** In accordance with the provisions of the Massachusetts Wetland Protection Act (M.G.L. CH. 131, §40), to propose the construction of a warehouse with a total area of 928,000 square feet. Access will be provided via widening Wareham Street within the 200' Riverfront buffer zone. Also proposed are trailer spaces, parking spaces, and loading docks. A portion of the proposed plan requires filling in a small area of the bordering vegetated wetlands which would then be replicated slightly north adjoining the same bordering vegetated wetland.
4. **Continuation of Abbreviated Notice of Resource Area Delineation for 177 Summer Street, (M 12, Lot 1414), Timothy Hashem, Lex Development, (South River Environmental), DEP#SE220-1673.** 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: February 6, 2025.

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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Page 2 of 4

5. **Continuation of Abbreviated Notice of Resource Area Delineation for 202 Summer Street, (M 12, Lot 335), WR Logan Excavating, (Zenith Consulting Engineers, LLC), DEP#SE220-1671.** 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: February 6, 2025.
6. **Continuation of Notice of Intent for 556 Wareham Street - Lot 2, (M 101, Lot 566), Edward J. Medeiros, (Outback Engineering, Inc.), DEP#SE220-1676.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), to propose the construction of a single-family home and a commercial building with parking lot within 100' of a bordering vegetated wetland, a pond, and drainage ditch. Hearing opened: February 20, 2025.
7. **Continuation of Notice of Intent for Campus 44 Canopy Drive & Timber Drive (off) Lot 1, (M 48, Lots 533, 3042, & 3165), Stephen Gallagher, V.M.D. MB Industrial, LLC, c/o V.M.D Companies, LLC, (Goddard Consulting, LLC), DEP#SE220-1669.** In accordance with the provisions of the Massachusetts Wetland Protection Act (M.G.L. CH. 131, §40), to construct a +/- 116,000 s.f. one-story building with associated parking lot and a +/- 120,640 s.f. one-story building with associated parking lot alongside a +/- 145,177 s.f. access drive within 100' of a bordering vegetated wetland. Hearing opened: January 2, 2025.
8. **Continuation of Request to Amend Order of Conditions for 607A Wareham Street, (M 102, Lots 3027, 2381, & 1455), BRVI Inc., (Grady Consulting, LLC), DEP#SE220-1453.** In accordance with the provisions of the Massachusetts Wetland Protection Act (M.G.L. CH. 131, §40), to place gravel and regrading along areas of new wetland flagging along the eastern wetland, elimination of basin #2, extensions of basin #2, extensions of basin #3, #4, & #5, eliminate building drywells, propose 2 subsurface detention systems, and propose 2 subsurface infiltration systems, within 100' of a bordering vegetated wetland. Hearing opened: October 29, 2020. Original Order of Conditions issued: January 5, 2021. Extension until: January 5, 2027.
9. **Continuation of Notice of Intent for 504 & 508 Wareham Street, (M 94, Lots 2631, 1883, & a portion of 6463), Eugene Kelley, Stone Estates LLC, (Independence Engineering, LLC), DEP#SE220- .** In accordance with the provisions of the Massachusetts Wetland Protection Act (M.G.L. CH. 131, §40), to construct a contractor yard with lay down/storage areas, 3 maintenance style buildings with associated driveways, parking, site grading, utilities and stormwater management facilities within 100' of a bordering vegetated wetland. Hearing opened: December 5, 2024.
10. **Request for Certificate of Compliance for 262 West Grove Street, DEP#SE220-452.** They proposed the construction of an addition within the buffer zone of a bordering vegetated wetland. The Order of Conditions Plan of Record is dated: November 18, 1992.

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Page 3 of 4

11. **Request for Certificate of Compliance for 16 Plain Street, DEP#SE220-1578.** They proposed the construction of a single-family home with amenities that includes a garage, driveway, and septic system. All of the proposed work was located within the buffer zones of bordering vegetated wetlands, top of bank of an existing pond, intermittent stream, and the riverfront area of the Beaverdam Brook. The Order of Conditions Plan of Record is dated: January 30, 2023. The As Built Plan dated: January 16, 2025.
12. **Agent:** **a.** Ch.61A Thompson and Precinct Street; **b.** 164 Everett Street; **c.** 58 East Grove Street; **d.** 64 Benson Street; **e.** Fort Hill Land Protection; **f.** Bog Properties at Carver Town Line; **g.** Master Plan; **h.** 240 Plymouth Street (DEP#SE220-1628); **i.** 352 West Grove Street; **j.** 625 Wareham Street; **k.** 182 Miller Street; **l.** Enforcement Order - 9 Walnut Street; **m.** 19 Carey Street; **n.** Wareham Street Dam; **o.** 101 Tall Oak Drive (CR); **p.** 29 Perry Street
13. **Conservation Commissioner Reports – CPC**
14. **Mail/Correspondence**

Topic: Middleborough Conservation Commission March 6, 2025 Meeting  
Time: Mar 6, 2025 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us06web.zoom.us/j/86457364783>

Meeting ID: 864 5736 4783

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- +1 309 205 3325 US
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Page 4 of 4

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- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

Meeting ID: 864 5736 4783  
Find your local number: <https://us06web.zoom.us/j/86457364783>

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