



POSTED BY TOWN

CLERK'S OFFICE:

Date: 11/13/2025

Time: 3:08 PM

Member of Town Clerk's Office:

MM

TOWN OF MIDDLEBOROUGH

OFFICIAL MEETING POSTING FORM

NAME OF PUBLIC BODY: Middleborough Conservation Commission

DAY AND DATE OF MEETING: Thursday, November 20, 2025

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: 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 **Administrative:** a. Accounting; b. Minutes; c. Request for Group Use; d. Office Forms and Procedures – Emergency Certificate 26 Spruce Street; FY27 Budget & Capital Plan; Corrected Amended Order of Conditions for 504 & 508 Wareham Street DEP#SE220-1697 (administrative error); e. Conservation Lands – review of projects for ConCom Lands account; Eagle Scout Candidate – Robert Pedersen
2. 6:50 PM **Discussion** – 178 Precinct Street (formerly Lot 2 – Precinct Street), DEP#SE220-1496
3. 7:00 PM **Notice of Intent for 148 Plymouth Street, (M 20, Lot 1987), T&G Realty Trust, (Outback Engineering Inc.), DEP#SE220-1714.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the installation of a shared gravel driveway to provide access to 3 proposed single-family lots within 100' of a bordering vegetated wetland and crossing through a small portion of the bordering vegetated wetland.
4. 7:15 PM **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- .** 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.
5. 7:30 PM **Abbreviated Notice of Resource Area Delineation for 525-529 Wareham Street, (M 94, Lot 3595), Protected Depot, LLC, (River Hawk Environmental, LLC), DEP#SE220- .** 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.

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.

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6. **Continuation of Notice of Intent for 5 Kelley Drive, (M 38, L 2044), Roger Fillion, DEP#SE220-1712.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for an after the fact filing for the construction of a bridge across Puddingshear Brook within 200' of a riverfront area. Hearing opened: October 2, 2025.
7. **Continuation of Notice of Intent for Campus 44 Canopy Drive (Lot 4), (M 49, Lot 955), V.M.D. MB Industrial, LLC, c/o V.M.D Companies, LLC, (Goddard Consulting, LLC), DEP#SE220-1713.** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a 75,000 s.f. two-story building, 7,359 s.f. barn, stormwater features, an access drive with proposed stream crossing, associated parking lot, and a truck yard within 100' of a bordering vegetated wetland, 100' of a bank of pond, and 200' riverfront area. Hearing opened: November 6, 2025.
8. **Continuation of Notice of Intent for 177 Summer Street Parcel A, (M 12, Lot 1418), Lex Development Inc., (Foresight Engineering), DEP#SE220- .** In accordance with the provisions of the Massachusetts Wetland Protection Act, (M.G.L. CH. 131, §40), for the construction of a single-family dwelling with an on-site septic system, on-site well, drainage system and associated grading within 100' of a bordering vegetated wetland, as well as a wetland crossing with a proposed alteration of 615 s.f. and a proposed replication of 1,290 s.f. Hearing opened: June 5, 2025.
9. **Request for Certificate of Compliance for 322 Purchase Street (formerly Lot 9 Purchase Street), DEP#SE220-935.** They proposed the construction of a dwelling and associated appurtenances within 100' of a bordering vegetated wetland. The Order of Conditions Plan of Record is dated: January 20, 2005.
10. **Request for Certificate of Compliance for 19 Caleb Drive (Lot 4 Caleb Drive, Great Cedar Village), DEP#SE220-1575.** They proposed the construction of a single-family home with associated amenities that includes a garage, driveway, septic system, and private well. The private well and a portion of the house and garage are within 100' of a bordering vegetated wetland. The Order of Conditions Plan of Record is dated: July 12, 2022. The As Built Plan is dated: October 24, 2025.
11. **Request for Certificate of Compliance for 2 Bella Path (Lot-3 Vernon Street), DEP#SE220-1639.** They proposed the construction of a single-family home with amenities that include a septic system, garage, gravel driveway, and private well. Most of the gravel driveway and septic system are located within 100' of a bordering vegetated wetland. The Order of Conditions Plan of Record is dated: May 8, 2024. The As Built Plan is dated: September 29, 2025.
12. **Request for Certificate of Compliance for 4 Bella Path (Lot-4 Vernon Street), DEP#SE220-1640.** They proposed the construction of a single-family home with amenities that include a septic system, garage, gravel driveway, and private well. The house, garage, private well, most of the gravel

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driveway, and part of the septic system are located within 100' of a bordering vegetated wetland. The Order of Conditions Plan of Record is dated: May 8, 2024. The As Built Plan is dated: September 29, 2025.

13. **Agent:** a. Ch.61A Thompson and Precinct Street; b. 58 East Grove Street; c. 64 Benson Street; d. Fort Hill Land Protection; e. 240 Plymouth Street (DEP#SE220-1628); f. 352 West Grove Street; g. 625 Wareham Street; h. 182 Miller Street; i. 19 Carey Street; j. Wareham Street Dam; k. 101 Tall Oak Drive (CR); l. 29 Perry Street; m. Tispaquin Pond; n. V.S. Haseotes - Off Thompson & River Streets (Emergency Certificate); o. Nemasket River; p. Plain Street (M22, L 5243); q. Off Crescent Avenue (Woods Pond); r. Oliver Mill Park; s. 47 Benson Street (DEP#SE220-1657)

14. **Conservation Commissioner Reports - CPC; OSRP**

15. **Mail/Correspondence**

Topic: Middleborough Conservation Commission November 20, 2025 Meeting

Time: Nov 20, 2025 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85135769361>

Meeting ID: 851 3576 9361

One tap mobile

+13126266799,,85135769361# US (Chicago)

+16465588656,,85135769361# US (New York)

Dial by your location

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- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 720 707 2699 US (Denver)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

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- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

Meeting ID: 851 3576 9361

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

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