



**MINUTES OF THE PROCEEDINGS OF THE  
CONSERVATION COMMISSION OF THE CITY OF WORCESTER**

**Monday August 14, 2023**

Worcester City Hall - Levi Lincoln Chamber,  
with remote participation options available via WebEx online at  
<https://cow.webex.com/meet/conservationcommissionwebex> and  
call-in number 415-655-0001 (Access Code: 1609734358).

**Commissioners Present:** Joseph Charpentier, Chair  
Devin Canton, Vice Chair – arrived late  
Amanda Amory, Commissioner  
Timothy Magliaro, Commissioner  
Lindsay Nystrom, Commissioner  
Andrew Truman, Commissioner

**Commissioners Absent:**

**Staff Present:** Eric Flint, Division of Planning & Regulatory Services (DPRS)  
Olivia Holden, Division of Planning & Regulatory Services, *Participated remotely* (DPRS)

**Call to Order**

Chair Charpentier called the meeting to order at approximately 5:33 p.m.

**Requests for Continuances, Postponements and Withdrawals**

- 2) Salisbury Street Right-of-Way and 633 & 646 Salisbury Street – Notice of Intent (CC-2023-002 & DEP#349-1350)**  
*Request to Postpone to 9/11/2023*  
*Request to Extend the Constructive Grant Deadline to 10/3/2023*
- 3) 34-38 Blackstone River Road – Notice of Intent (CC-2023-020)**  
*Request to Postpone to 9/11/2023*  
*Request to Extend the Constructive Grant Deadline to 10/3/2023*
- 4) 26 (Lots 2A & 2B) Aphthorp Street – Notice of Intent (CC-2023-041 & DEP#349-1366)**  
*Request to Postpone to 9/11/2023*  
*Request to Extend the Constructive Grant Deadline to 10/3/2023*

5) **0 Meadowbrook Road, 501 Salisbury Street, and the Meadowbrook Road Right-of-Way – Notice of Intent (CC-2023-043 & DEP#349-13XX)**

*Request to Postpone to 9/11/2023*

*Request to Extend the Constructive Grant Deadline to 10/3/2023*

9) **24 & 34 Lakeside Avenue, and Lakeside Avenue & Garland Street Rights-of-Way – Notice of Intent (CC-2023-047 & DEP#349-13XX)**

*Request to Postpone to 9/11/2023*

*Request to Extend the Constructive Grant Deadline to 10/3/2023*

Mr. Flint read the requests for continuances, postponements, and withdrawals into the record.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Magliaro the Commission voted 5-0 to postpone the public hearings and extend the constructive grant deadlines to the dates noted.*

Commissioner Canton arrived at approximately 5:36 pm after the vote to postpone items 2, 3, 4, 5, and 9.

**New Business – Notices of Intent**

1) **25 & 35R Tobias Boland Way, 0 McKeon Road, and 0 Millbury Street – Notice of Intent (CC-2022-069 & DEP#349-1367)**

Allen Cutler and Callie Thompson (participating remotely) of Apex Companies LLC, on behalf of the applicant, Walmart Stores, Inc., provided an overview and history of the project from its inception in 2021. The restoration plan was provided and they worked with Mr. Flint on a planting plan that was executed in October 2022 and included roughly 20 trees reflective of native and beneficial species. The site was assessed in 2023 by Mr. Cutler and showed minimal tree death. Mr. Cutler stated they plan to do follow up inspection in a couple of weeks, all work has been completed, and they are now just in a monitoring phase.

Chair Charpentier noted some damage due to possible deer consumption and asked if there are plans to restore the damaged plantings; Mr. Cutler agreed with Chair Charpentier's assessment and stated the plan included a two-year monitoring period with 85% survival rate. Mr. Cutler stated he believes that less than 10% of the plantings were damaged or killed and they are optimistic that native growth will supplement the damaged/dead trees. The follow up inspection in September will quantify number of surviving trees.

Chair Charpentier asked the applicant to speak to the fence and its relation to the buffer zone; Mr. Cutler stated the fence will be installed by the DOT as only a small portion of the property is on leased land and the remainder is DOT property. The DOT is looking to install a roughly 4' tall fence just outside of the 30' buffer as part of the restoration plan and to prevent debris from going into the buffer zone.

Chair Charpentier asked about planned vegetation maintenance like mowing; Mr. Cutler stated he does not think that mowing is the intent as the goal is to have vegetation grow up from the trees.

No public comment.

*Upon a motion by Commissioner Canton, Seconded by Commissioner Truman the Commission voted 6-0 to close the public hearing.*

Mr. Flint described staff recommended conditions which include findings for discretionary allowance for work within 15' buffer, conditions #24, #49, #58, #63, #64, with deeded condition #64, and two years of monitoring from issuance of the OOC, in addition to the standard conditions.

Chair Charpentier asked Mr. Flint for an update on the enforcement order; Mr. Flint stated the OOC as described will satisfy the requirements of the enforcement order.

*Upon a motion by Commissioner Canton, Seconded by Chair Amory the Commission voted 6-0 to issue an Order of Conditions as discussed.*

*Upon a motion by Commissioner Truman, Seconded by Commissioner Amory the Commission voted 6-0 to lift the enforcement order for the site.*

**6) 255 Lake Avenue (MBL 17-029-010-1 & 17-030-0002A) – Notice of Intent (CC-2023-044 & DEP#349-13XX)**

Mitch Maslanka of Goddard Consulting LLC, on behalf of the applicant, Amjad Bahnassi, stated they had received approval for construction of a home and an overzealous tree removal company came in and resulted in issuance of the enforcement order. The restoration plan includes a NOI which proposes the placement of rye seed to prevent erosion during heavy rainfall with no impact to the lake, 55 creeping juniper shrubs, and 55 fragrant sumac shrubs. The owner wants to maintain access to the lake so they have also proposed meandering path to be built around the restoration plan. Eventually, the owner would like the access path to be paved or hardscaped in some manner and would like to build a wooden deck with a dock to avoid disturbing soils.

Commissioner Magliaro asked about proposed material for the access path; Mr. Maslanka stated that they do not have any proposed materials at this time. The plan is to not plant anything there and they are open to suggestions for materials.

Commissioner Canton asked if the walking path misses all tree stumps; Mr. Maslanka stated they cannot confirm but will adjust if they need to address that.

Commissioner Nystrom asked if they have considered adding trees or more diversity in the proposed species; Mr. Maslanka stated the owner was hoping to do a simplified planting scheme.

Chair Charpentier stated he was under the impression that they had discussed replacing trees at the last meeting; The Commission agreed with Chair Charpentier; Mr. Flint stated they discussed at least a 1:1 replacement ratio but size was not specified.

Chair Charpentier stated if a tree of 4"- 6" caliper was removed, they should be replaced with a caliper of at least a quarter of the removed size; Commissioner Amory asked if they have a count of removed trees; Chair Charpentier stated they don't but the stumps are still there.

Commissioner Magliaro asked how many trees were removed; Mr. Maslanka stated 1 tree above 6" in diameter and 8 trees smaller than 3" in diameter were removed according to the tree removal company.

Chair Charpentier asked for an updated planting plan based on discussion; Mr. Maslanka agreed to provide a new planting plan that includes tree placements.

Chair Charpentier expressed that he would like the walking path to be revised to reflect “future” walking path in order to ensure that work is not done at this time.

Commissioner Canton cited concerns regarding intentions to eventually pave the walking path; Chair Charpentier stated the Commission can share their thoughts but that is not what is proposed at the moment.

Commissioner Truman stated they should take the reference to access path off the plans.

No public comment.

Mr. Flint stated staff comments have been addressed.

*Upon a motion by Commissioner Canton, Seconded by Commissioner Amory the Commission voted 6-0 to continue the public hearing to the 9/11/23 meeting.*

**7) 121 Russell Street (aka Elm Park) (MBL 02-INX-00001) – Notice of Intent (CC-2023-045 & DEP#349-13XX)**

David Lapointe of Beals and Thomas, Inc, on behalf of the applicant, City of Worcester Department of Public Works and Parks, gave an overview of the site and explained that the water levels in the ponds have been historically maintained in an artificial manner. A few years ago, DPW drilled a well along the southern edge of the southern pond but that well dried out and they have not been able to maintain the water levels since. Subsequently, invasive species have overgrown the southern pond. The City would like to remove the vegetation and replant with native shrub species, forming a demarcation of where the maintenance crews can maintain up to and thus avoiding overenthusiastic removal by maintenance workers. As a result, they are requesting a waiver for relief from work within 15’ of the resource area, that would also allow the DPW to maintain the site in perpetuity. Mr. Lapointe concluded by addressing staff comments and stated they are open to a site visit.

Commissioner Magliaro asked if there is a plan for sedimentation control during construction; Mr. Lapointe confirmed that removal will be through mechanical and/or chemical means and if there is any removal where soil will be disturbed, they will lay down loose straw.

Commissioner Magliaro asked if the work will be done by machine or by hand; Mr. Lapointe said it will be mostly hand work with some string trimmers or mowers. If a mower is used, the discharge of the mower will be away from the pond. Any vegetation removed will be bagged and removed from site.

Commissioner Canton noted the heavy rainfall experienced this year and asked about anticipated impacts during a drought summer; Mr. Lapointe stated that DPW is looking into an outlet for the pond because of the limited sources of water. The intent is to change the outlet control structure to keep pond level higher and better maintain it. The proposed plantings will also be wetland type species that would survive drops in water level.

Chair Charpentier noted artificial grading on the southern bank and asked if the plans could identify some natural areas to be preserved; Mr. Lapointe agreed and will make note on the plans.

Commissioner Canton noted that the plan does not have a north arrow; Mr. Lapointe will include that on the next plan as well.

The Commission discussed a time for a site visit.

No public comment.

*Upon a motion by Commissioner Canton, Seconded by Commissioner Amory the Commission voted 6-0 to continue the public hearing.*

**8) 69 Upland Street (MBL 29-039-30+31) – Notice of Intent (CC-2023-046)**

James Tetreault of Azimuth Land Design, LLC, on behalf of the applicant, Henchy, LLC, went over the proposal to build 4 duplex lots on the property. They received site plan approval from the Planning Board before they realized they needed to file a NOI with the Conservation Commission. Each duplex will have one unit with roof runoff going into the infiltration structure in the backyard. The infiltration structure will consist of two cultec chambers taking runoff up to 10-year storm. Runoff at the south will not increase 100-year storm, however, the driveway will connect to Upland Street which will result in a slight increase. Erosion control barriers consisting of straw waddle backed by silt fence are proposed. They also plan to install a 4' wide walkway with a grass strip. The existing traveled way goes onto the applicant's property so they are transferring the land to the City so it will be public right of way. The 2 to 1 slope at the back will be stabilized with an erosion control mat.

Commissioner Magliaro asked when construction will begin; Mr. Tetreault expressed they would like to begin as soon as possible.

Commissioner Magliaro asked if they anticipate a stockpile area; Mr. Tetreault stated they will not be working on all 4 duplexes at once and they will use other proposed building areas as an access point and stockpile area.

Commissioner Canton asked about the retaining wall and the orientation of infiltration structures; Mr. Tetreault stated the retaining walls will be 4' or less in height and read the proposed elevations for the walls. He added that the infiltration system is adequately covered and they do not anticipate it getting full.

Chair Charpentier asked if they can cross grade the driveways to the adjacent lots instead of toward Upland Street; Mr. Tetreault agreed that they could do this.

Commissioner Canton asked about ground material between the deck and the retaining wall; Mr. Tetreault stated it will be ordinary barrow.

Mr. Flint stated staff comments were addressed during discussion.

No Public Comment.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Canton the Commission voted 6-0 to close the public hearing.*

Mr. Flint described staff recommended conditions which include revised plans with note for cross drained driveways and clarity on phasing & stockpiling, conditions #26, #45, #49, #52, with deeded condition #40 in addition to the standard conditions.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Truman the Commission voted 6-0 to issue an Order of Conditions as discussed.*

**10) 14 & 20 Richards Street (MBL 07-009-00010 & 07-009-00009) – Notice of Intent (CC-2023-048)**

Lar Greene of McCarty Engineering Inc, on behalf of the applicant, City of Worcester Schools Department, described the proposal which includes reconfiguring the existing playground to add a climbing play area of approximately 3000SF in size, constructing a synthetic turf area and reconfiguring the walkway area. The work will result in a net decrease in stormwater rate, construction will be fenced off, and erosion controls will be on the downside. Mr. Greene concluded by addressing staff and DPW comments.

Commissioner Truman asked what the infill of the turf area is; Mr. Greene stated it will be rubber and sand.

Chair Charpentier asked if there is a reduction in impervious; Mr. Greene confirmed there is a deduction of 4,300 SF in impervious.

Commissioner Canton asked if PFAS exists in the proposed synthetic turf; Mr. Greene stated they can provide data that shows PFAS does not exist within the fiber.

Melena Farrow, abutting property owner, asked if the play area would be exclusively for the school and if it would be opened only during school hours as she and her tenants have been using the area on the street for parking and suggested that they lock the play area if it is not to be used outside of school hours; Chair Charpentier stated parking and traffic concerns are outside of the Commission's purview but did ask the applicant to acknowledge these concerns and if they are aware of proposed hours for use; Mr. Greene stated the intent is for school use only but it will not be locked up after school hours.

Mr. Flint stated staff comments have been addressed.

*Upon a motion by Commissioner Canton, Seconded by Commissioner Amory the Commission voted 6-0 to close the public hearing.*

Mr. Flint described staff recommended conditions which include specs for artificial turf showing the material does not contain PFAS, conditions #26, #49, #52, with deeded condition #40, in addition to the standard conditions.

*Upon a motion by Commissioner Canton, Seconded by Commissioner Amory the Commission voted 6-0 to issue an Order of Conditions as discussed.*

**11) 1059 Grafton Street (MBL 38-035-00002) – Notice of Intent (CC-2023-049 & DEP#349-13XX)**

Donald O'Neil of Donald J. O'Neil, Esquire, on behalf of the applicant, 1059 Grafton Street, LLC, presented the proposed work which is to construct a single tunnel car wash with associated parking on a 4.4 acre parcel. They are proposing to allocate 2.9 acres of land for conservation restriction and will use 1.2 acres at the front of the property for the proposed car wash, parking, and 19 free vacuum stations. They have obtained Planning and Zoning Board approval and they just need the Commission's approval to proceed. The DEP file number is still forthcoming, but the applicant would like to proceed with hearing.

Steve Cabral of Crossman Engineering gave an overview of the site and stated all work is limited to 1.2 acres in the front. The wetland scientist that inspected the site found that the edge of the BVW is very distinct because the front portion of property was filled in 50-60 years ago so as you approach the site there is a well-defined 15' drop off. There is also an intermittent stream channel at the far back of the parcel and not within FEMA flood zones. Soil evaluations confirmed that there is about 15' of fill and

below that they found silty gravel. All parking lot and driveways will have curbing so runoff will be collected on the pavement and into catch basins. The total impervious area is 0.68 acres and the infiltration and underground systems were all designed to meet city standards. They have also proposed 5' of fencing at the back of the property for buffering from natural land in the rear. Mr. Cabral concluded by addressing staff comments.

Commissioner Magliaro asked where they anticipate snow stockpile area to be; Mr. Cabral stated the area is shown on sheet C5 of the plans and identified linear strips on site for snow stockpile areas.

Commissioner Canton asked about roof drainage; Mr. Cabral stated the drainage system was designed for roof runoff to splash onto pavement and drain into catch basins on site; Commissioner Canton asked if downspouts are identified on the plans; Mr. Cabral said they are not and will add them.

Commissioner Truman asked for the snow stockpiles be graded and pitched toward the pavement so it does not go into resource area; Mr. Cabral agreed.

Commissioner Magliaro stated he is impressed by the drainage plan.

Chair Charpentier expressed concern regarding the grade and height of the outfall adjacent to the wetland; Mr. Cabral stated there's about a 2' drop and will consider adding in a level spreader to help disburse flow.

No Public Comment

*Upon a motion by Commissioner Canton, Seconded by Commissioner Truman the Commission voted 6-0 to continue the public hearing to the 9/11/23.*

Chair Charpentier called a 5-minute recess at 7:14pm.

Chair Charpentier called the meeting back to order at 7:19pm

## **Other Business**

### **12) Requests for Certificates of Compliance**

#### **a. 7 & 9 Modred Court (CC-2021-022)**

Mr. Flint stated the item has been postponed to 9/11/23.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Truman, the Commission voted 6-0 to postpone until the 9/11/23 meeting.*

#### **b. 133 Kendig Street (CC-2022-059)**

Mr. Flint stated the item has been postponed to 9/11/23.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Truman, the Commission voted 6-0 to postpone until the 9/11/23 meeting.*

**c. Hospital Drive (CC-2019-040)**

Mr. Flint stated the item has been postponed to 9/11/23.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Truman, the Commission voted 6-0 to postpone until the 9/11/23 meeting.*

**d. Line M165 (CC-2022-00682 & DEP#349-1340)**

Mr. Flint stated the order was issued for exploratory soil borings in/near the BVW. Mr. Flint showed photos of site as evidence of completed work.

*Upon a motion by Commissioner Truman, Seconded by Commissioner Amory, the Commission voted 6-0 to issue the Certificate of Compliance.*

**e. 135 Goddard Memorial Drive (CC-2019-067 & DEP#349-1259)**

Mr. Flint stated the order was issued for parking lot work at the TJX facility near a stream channel. As-built Certification from the applicant's engineer have been received and were in accordance with OOC. Staff also regular received monitoring reports from the applicant's engineer.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Canton, the Commission voted 6-0 to issue the Certificate of Compliance.*

**f. 33 Dominion Road (CC-2020-044)**

Mr. Flint stated the order was issued for the construction of a multi-family residence. The applicant's land surveyor has certified that all work was done in accordance with the order. Staff also received photos of the infiltration units as they were installed and the roof gutters are tied into those units.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Canton, the Commission voted 6-0 to issue the Certificate of Compliance.*

**g. 111 Higgins Street (CC-2021-040 & DEP#349-1305)**

Mr. Flint stated the order was issued for modifications to parking lot and loading dock work in BLSF. Compensatory storage table shows compliance with performance standard for BLSF. Certification from the engineer was received and is in accordance with OOC. A site visit was also conducted to confirm everything was stabilized.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Canton, the Commission voted 6-0 to issue the Certificate of Compliance.*

**13) Requests for Extension of Time**

**a. 190 Mountain Street East (aka Country Club Acres) (CC-2019-010 & DEP#349-1239)**

Mitch Maslanka of Goddard Consulting LLC, on behalf of applicant, Worcester Country Club Acres, LLC, stated the project has been inactive since 2019. The applicant is seeking a one-year extension request and a pause on the requirement for turbidity monitoring.

Chair Charpentier stated it is reasonable to suspend the testing if the site is stable and no work is occurring but would like notification when the applicant proposes to continue with work so a site visit can be conducted.



*Upon a motion by Commissioner Amory, Seconded by Commissioner Canton, the Commission voted 6-0 to grant the one-year extension through 7/15/24.*

*Upon a motion by Commissioner Canton, Seconded by Commissioner Amory, the Commission voted 6-0 to temporarily modify the OOC to stop testing until work begins.*

**14) Approval of Wetland Crossing Design – Malden Woods (CC-2019-074 & DEP#349-1266)**

Mr. Flint stated a revised plan was provided with updated civil design to depict 7' wide fittings shown on structural plans. The additional width of the fitting will not have impact on the stream or the BVW. The footing will be below the riprap apron at the outfall of the drainage pipe.

Chair Charpentier stated the applicant will need to provide a plan showing the intent and extent of work. A preconstruction conference with the footings and the wall staked out on site will be necessary to be sure the Commission understands the exact extent of excavation.

Scott Morrison of EcoTec, participating remotely, signed on and answered the Commission's questions regarding the plans.

The Commission reviewed plans and agreed to meet in the field to ensure the site is in accordance with the plans prior to work taking place.

*Upon a motion by Chair Charpentier, Seconded by Commissioner Amory, the Commission voted 6-0 to approve the crossing as shown.*

Mr. Morrison asked about one of the conditions issued in the OOC and potential conflict areas within the berms of basins; The Commission reviewed the plans and Chair Charpentier suggested they discuss during site visit.

**15) Enforcement Order and Violation Updates**

**a. 217 Lake Avenue (CC-EO-2020-004)**

Chair Charpentier stated he believes this was opened because they extended a retaining wall and installed a fence. The Chair recommended that staff has a discussion with the owner so this can be closed out.

**b. 449 Massasoit Road (CC-EO-2020-006)**

Chair Charpentier stated this was issued but does not believe the owner ever responded; Mr. Flint stated he is not very familiar with the order but believes it was issued due to fill.

Chair Charpentier asked for Mr. Flint to investigate with DPRS as to what the next steps are to remove this from the Commission's list of Enforcement Orders. The City needs to take some form of legal action, like placing a lien on the property, if they won't acknowledge the Commission's jurisdiction.

**c. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)**

**d. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)**

Items 15 C & D were issued for docks and staircases that were constructed on city property

Mr. Flint noted that a letter had been issued by DPW Engineering asserting that the City would not permit private docks on City property, however Mr. Flint also noted that there had since been a

leadership change in that Division, and that Planning staff have inquired as to whether or not the new leadership concurs with the previously issued letter.

Commissioner Amory asked if the docks got approval from the Lake Quinsigamond Commission; Chair Charpentier suggested that they had likely not.

Mr. Flint noted that he could discuss internally and provide an update to the Commission at a future meeting.

- e. **99 Wildwood Avenue (CC-EO-2020-009)**
- f. **166 Moreland Street (CC-EO-2020-011)**
- g. **522 Grove Street (CC-EO-2020-014)**
- h. **0 Myrick Avenue (CC-EO-2020-015)**
- i. **75 Harrington (CC-EO-2021-003)**
- j. **40 June Street Terrace (CC-EO-2021-004)**
- k. **12 AKA 0 Balis Avenue (CC-EO-2021-005)**
- l. **269 James Street (CC-EO-2021-007)**
- m. **90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)**
- n. **0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)**

The Commission reviewed and voted to lift the EO during the discussion of item 1.

- o. **Providence & Worcester Railroad (0 Tobias Boland Way)**
- p. **70 North Parkway AKA Burncoat Park (CC-EO-2022-002)**
- q. **3 Aster Place (CC-EO-2022-005)**
- r. **Hospital Drive ROW (CC-EO-2022-006)**
- s. **215 Lake Avenue (CC-EO-2022-007)**

Mr. Flint confirmed that the revised plan was submitted by Scott Morrison of Ecotech. The restoration plan addresses the invasive removal and replanting as well as restoration. The applicant and their representative have asked for this to be tabled until the next meeting when they can be present.

- t. **88 Randolph Road (CC-EO-2022-008)**
- u. **4 Tiffany Avenue (CC-EO-2023-001)**
- v. **0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)**
- w. **255 Lake Avenue (CC-EO-2023-005)**
- x. **265 Lake Avenue (CC-EO-2023-006)**
- y. **133 Granite Street (CC-EO-2023-007)**
- z. **355 Granite Street (CC-EO-2023-008)**

Mr. Flint stated a new EO was issued for sedimentation impacts to the adjacent catch basin. The site is also within 100' of a stream and adjacent BVW. Staff required immediate erosion controls and for the wetland to be delineated by a wetland scientist. The work is currently on hold and the violator will be filing a retroactive NOI.

*Upon a motion by Commissioner Amory, Seconded by Commissioner Canton, the Commission voted 6-0 to ratify the enforcement order for item z.*

*There was no discussion of items 15 e-m, o-r, or t-y.*

**16) Communications**

**a. 2023 Herbicide Application Notification, from Worcester DPW&P; dated 7/31/2023**

*There was no discussion of item 16.*

**17) Approval of Minutes – 1/25/2021; 4/12/2021; 1/3/2022; 6/6/2022; 6/27/2022; 7/18/2022; 8/8/2022; 8/29/2022; 9/19/2022; 10/17/2022; 6/12/2023; 7/3/2023; 7/24/2023**

*Upon a motion by Commissioner Canton, Seconded by Commissioner Amory, the Commission voted 6-0 to approve the minutes for 6/12/2023; 7/3/2023; 7/24/2023.*

**18) FY24 WPA Budget**

*There was no discussion of Item 18.*

**19) Open Space Discussion**

*There was no discussion of Item 19.*

**20) Policies and Procedures**

*There was no discussion of Item 20.*

**Adjournment**

Upon a motion by Commissioner Canton, seconded by Commissioner Amory, the Commission unanimously voted to adjourn at approximately 7:54PM.