

TOWN OF OTIS

CONSERVATION COMMISSION

12/15/2025 MEETING MINUTES

Location: Otis Town Hall, One North Main Road, Otis & Via Zoom

Conservation Commission Members present: Dave Sarnacki, Bruce Wall, Jeff Laramy (Zoom), Chris Chaffee, Admin Assistant - Candy Chaffee

Conservation Commission Members absent:
Domenic Battista

Opening items/Introduction of Commission members and staff. Dave opened the meeting at 6:00 p.m. and noted that the meeting is being recorded. Dave introduced the members of the commission, and asked everyone to turn off/down their cell phones for the duration of the meeting. The Next meeting will be Tuesday, January 20th, 2026 @ 6:00 pm. The deadline for applications for the January 20th, 2026 meeting is on Wednesday, January 7th, 2026 by 3:00PM. The next office hours, for the January 20th 2026 meeting, is on Wednesday January 7th, 2026 by 3:00PM.

Minutes: Dave made a motion to approve minutes from the November 18th, 2025 meeting; BW 2nd the motion and the Commission voted unanimously to approve the minutes for the November 18th, 2025 meeting.

PUBLIC HEARINGS:

Public Hearing – RDA – Submitted by Michael V. Hynek Jr., 63 D'Wolfe Dr., Map 7B Lot 7, regarding the removal of 1 dead tree all within the BZ of Watson Pond. With all the being said, Dave made a motion of a -3 determination with standard conditions CC 2nd the motion and the Commission voted unanimously to issue a -3 determination with standard conditions.

Public Hearing – Submitted by Michael Kulig on behalf of Gal & Thomas Szatrowski, 17 Brookman Dr., Map 17C Lot 53, regarding the request for a seasonal dock permit, all within the BZ of Otis Reservoir. The commission had a few questions in regards to who actually owns the property. The understanding is the property is owned by DCR. Without the permission from DCR the Commission is unable to move forward with the approval. With all the being said, Dave made a motion to grant a continuance. JL 2nd the motion and the Commission voted unanimously to grant a continuance.

Public Hearing – NOI – Follow up from last month's meeting. Submitted by Robert Feltre 9 Old Stagecoach Rd., Map 17D Lot 12, regarding the replacement of current cement landing with stone steps, all within the BZ of Otis Reservoir. Applicant needed to show proof that he sent out certified letter abutters. Applicant supplied us with this. With all the being said, Dave made a motion to grant the NOI with standard conditions. CC 2nd the motion and the Commission voted unanimously to grant the NOI.

ENFORCEMENT ORDERS:

Maxine Nogard, 105 Reservoir Rd., Map 17 Lot 21 in regards to Cutting of trees within 200 ft of a wetland, stream and/or river crossing without approval. Homeowner did not reach out in regards to this order. Dave made a motion to ratify the order. BW made a motion to ratify the order.

Clement J IV & Loru B Beauchemin, 314 Kibbe Rd., Map 17C Lot 90 in regards to Installation of new docks without notice or permission. Dave questioned the new docks. Homeowner said docks are not new they are over 40 years old and that they just replaced rotting boards. Dave also requested paperwork showing they have a current chapter 91 for the docks. After discussion between the commission and home owner Dave made a motion to ratify the order. CC 2nd the motion to ratify the order.

ANY OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR

Dave spoke about the Superseding of our OOC on 0 Stebbins Road. He let the commission know that while the state was out doing their site visit, they did find some violations. Since then, Mr. Kobrin and his attorney have withdrawn their request for superseding of our OOC. We are still waiting to hear from the state as to where it stands at this point.

Dave made a motion to adjourn the meeting at 6:41