

TOWN OF OTIS
CONSERVATION COMMISSION

5/19/2025 MEETING MINUTES

Location: Otis Town Hall, One North Main Road, Otis – Zoom Meeting

Conservation Commission Members present: Dave Sarnacki, Chris Chaffee, Jeff Laramy, Bruce Wall

Conservation Commission Members absent: Roger Meyer, Domenic Battista, Jennifer Rivers Cole,

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 deadline for applications for the June 17th, 2025 @ 6:00 PM meeting is on Wednesday, June 4th, 2025 by 3:00PM. The next office hours, for the June 17th, 2025 meeting, is on Wednesday June 4th, 2025 by 3:00PM.

Minutes: Dave made a motion to approve minutes from the April 15th, 2025 meeting; BW 2nd the motion and the Commission voted unanimously to approve the minutes for the April 15th 2025 meeting.

PUBLIC HEARINGS:

Public Hearing – RDA – Submitted by Jeffrey L. Gamelli Jr., on behalf of Donald & Patricia Hawley, 1538 East Otis Road., regarding the replacement of a failed septic system with a new septic system, all within the BZ of Wetlands. With all the being said, Dave made a motion of a -3 determination with standard conditions. BW 2nd the motion and the Commission voted unanimously to issue a -3 determination.

Public Hearing – NOI – Submitted by Christopher & Margaret Janes., 106 Leonard Road., regarding the installation of a new seasonal aluminum dock, all within the BZ of Big 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.

Public Hearing – RDA – Submitted by Taylor Herlihy, on behalf of James Pace, 59 Partridge Rd., map 16A lot 10, regarding the repair of existing stonewall, all within the BZ of Big Pond. With all the being said, Dave made a motion of a -3 determination with standard conditions with the stipulation it will be done at draw down by hand and the Conservation Commission will be informed before the work begins. JL 2nd the motion and the Commission voted unanimously to issue a -3 determination.

Public Hearing – NOI – Submitted by R. Levesque Associates Inc., on behalf of Robert Albertson, 57 North Gate Island Rd., map 7A lot 29, regarding the construction of new single family home, deck, septic system & site improvements, all within the BZ of Otis Reservoir. With all that being said, Dave made a motion to grant the NOI with standard conditions plus the understanding there will be a slurry pit for the well drilling with extra environmental controls in place by the slurry pit. The OCC needs to be contacted once the environmental controls are up prior to the start of any work. BW 2nd the motion and the Commission voted unanimously to grant the NOI.

Follow up from last month's meeting - Public Hearing – RDA – Submitted by Stephen Gladding, Kingsley Rd., map 7A lot 29, regarding the installation of a 10 x 125" gravel access to waterfront, all within the BZ of Watson Pond. With all the being said, Dave made a motion of a -3 determination with standard conditions plus the extension of environmental controls between the trees and the water, any trees need to be flush cut and if any cutting into the bank needs to be done erosion control needs to be put into place such as boulders to stop bank from falling in.

EMERGENCY CERTIFICATIONS:

Submitted by Beaver Solutions on behalf of Hal Kobrin, 0 Stebbins Road, Map 10 Lot 1, regarding the drawdown of pond and install of a pond leveler. Due to the dam given way, washing out Stebbins Road (twice) causing immediate danger to the area. Mr. Kobrin's lawyer was present and has requested an extension for the NOI. Dave made a motion to grant the Emergency Order with conjunction that the homeowner submits an NOI with an extension. BW 2nd the motion and the Commission voted unanimously to grant the Emergency Order with conjunction of an NOI with an extension.

Submitted by Peter Miller Jr., on behalf of Peter Papas & William Riley, Brookman Drive, Map 10 Lot 1, regarding the removal of 2 dead trees approx. 85 ft from Otis Reservoir. Dave made a motion to grant the Emergency Order with addition that the home owner submits an RDA for the June meeting. BW 2nd the motion and the Commission voted unanimously to grant the Emergency Order in conjunction with a RDA for next month's meeting.

ENFORCEMENT ORDER:

0 Stebbins Road, Map 10 Lot 1, Blue Dog Development – Hal Kobrin, in regards to work that is being done in the resource area without approval. Mr. Kobrin's lawyer was present and has requested an extension of the NOI. She also informed us that Mr. Kobrin has hired Guntlow & Associates as his wetlands specialist which was requested by the OCC. The OCC would like proof that Guntlow & Associates holds a license as a wetlands specialist. Dave made a motion to grant the extension and to accept Guntlow & Associates as the wetlands specialist contingent they provide us proof that they hold a license as a wetlands specialist. JL 2nd the motion and the Commission voted unanimously to approve the extension and to accept Guntlow & Associates with proof they hold a license.

Follow up from last month's meeting - 306 Kibbe Rd, Donald & Chet Galaska. In regards to work that is being done in the resource area without approval. NOI was not submitted as requested from April's meeting. A certified & first class letter needs to be sent to homeowner requesting NOI to be filed for next meeting.

OTHER TOPICS:

Dave made a motion to adjourn at 6:58, JL second the motion.