Conservation Commission Meeting
Tuesday, August 25, 2026, at 6:30 PM
Town Hall: Second Floor Meeting Room
173 Main Street Groton, MA
OPTION TO JOIN REMOTELY

Present: Chair: John Smigelski, Bruce Easom, Peter Morrison, Olin Lathrop, Kim Kuliesis, Ben Wolfe, Larry Hurley

Others Present: Charlotte Steeves, Conservation Administrator

The meeting opened at 6:30 PM. The meeting was recorded and will be available for viewing on the Groton Channel.

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1. APPOINTMENTS AND HEARINGS

6:30 PM: Continued Public Hearing- Request for Determination of Applicability- 114 Raddin Road

- **Presentation:** The applicant's representative presented a revised plan for a proposed 10 by 12 shed to store pool equipment. He stated that the site has wetlands, steep topography along one edge, and an existing septic distribution system. He stated that this leaves a flat area near the pool deck as the only practical spot for the shed, but that it is within the 100-foot buffer zone. He offered to mitigate by converting an area of an existing planting bed that is almost equal to the shed's footprint to native plantings.
- **Discussion:**
    - Commissioner Easom asked to locate the property on the assessors map, then stated that he would prefer to see the shed put in front of the house, outside the 100-foot buffer.
    - Commissioner Lathrop stated that the submitted plan did not clearly show the wetland boundary or the 100-foot buffer line. He added that an area behind the house near the septic equipment seemed to fall outside the 100-foot buffer and that he would support locating the shed there.
    - Commissioner Morrison suggested an area to the side of the driveway that looked to be outside of all wetland buffers on the map. He noted that the main drawback would be a longer distance to carry pool equipment.
    - Commissioner Kuliesis stated that the property has room to place the shed outside the commission's jurisdiction, and that the wetland buffer should not be encroached on for convenience.

    - A majority of the Commission stated that they would not approve the shed within the 100-foot buffer, even with a mitigation plan.
- **Motion:** Commissioner Morrison made a positive four determination finding that the work described in the reference plans and documents is within the buffer zone and will alter an area subject to protection under the Act. He continued that this will therefore require the filing of a Notice of Intent or Abbreviated Notice of Resource Area Delineation with simplified review available if the work is limited to the buffer zone.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** The shed cannot be built at the proposed location within the 100-foot buffer without the applicant filing a Notice of Intent or an Abbreviated Notice of Resource Area Delineation.

6:40 PM: Discussion: Florence Roche Complex- Maintenance Questions

- **Presentation:** The school district's Director of Buildings and Grounds stated that the grounds behind Florence Roche Elementary School have been overgrown since the building went up two years ago. He stated that vegetation along the back emergency access road, which runs through conservation land, is starting to grow into the road itself. He asked for guidance before sending maintenance staff out with mowers, stating that he would like permission to mow a strip about 30 inches wide along that road without disturbing anything else, similar to what has already been allowed along the cross country course.
- **Discussion:**
    - Commissioner Kuliesis stated that mowing a strip up to 36 inches wide, consistent with a push or brush mower, would be a necessary ongoing maintenance item to keep the vegetation from continuing to encroach. She added that the vegetation may be woody enough to require a brush mower.
    - Commissioner Morrison stated that he would support mowing up to the fire hydrants along the access road.
    - A representative of the cross country program asked that a section of vegetation encroaching onto the track surface also be included in the mowing. The Director of Buildings and Grounds agreed to relay that request to the appropriate school staff.
- **Outcome:** The Commission stated that they were okay with the school district mowing a strip approximately 30 to 36 inches wide along the back access road behind Florence Roche Elementary School as ongoing maintenance. No vote was taken.

6:50 PM: Continued Public Hearing- Public Hearing- Notice of Intent- 162 Common Street- DEP# 169-1300

- **Presentation:** The applicant reported that since the last meeting the erosion control on the plan had been extended to the property line as the Commission requested and that a DEP file number had been issued. He stated that no more than four lots are proposed,

which is exempt from state stormwater review, but that a local stormwater permit would still be needed because the disturbance exceeds 20,000 square feet and therefore, he intends to apply for one. He stated that a common driveway for the additional lots is also being explored so that the applicant would not need to return to the Commission.

- **Discussion:**
    - Commissioner Lathrop stated that the proposed driveway does not line up with the existing cart path that is visible in the aerial photos, and that the town's bylaw does not allow new driveways within the 100-foot buffer except as permitted by the Commission. He stated that reusing the already disturbed cart path would make more sense than building in a new location, and that he was concerned about incremental creep if the applicant later filed for adjoining lots. The applicant stated that the area near the cart path is a separate lot that is not included in this filing.
    - Commissioner Morrison stated that he did not have a problem with the proposed driveway as long as the existing cart path is allowed to return to a natural state, since it would be a one for one swap no closer to the wetland.
    - Commissioner Easom stated that he would prefer that the applicant use the existing cart path instead of building in a new location. The applicant explained that the new location was selected to keep the driveway as far from the wetland as possible, about 50 feet away compared to around 35 feet at the cart path.
    - Administrator Steeves reported that DEP staff had stated that the proposed waterline crossing is most likely exempt, but requested more detail on the construction method. The applicant stated that the crossing would be cut and cover in the existing roadway and would not involve any wetland work. The Water Superintendent, joining by phone, stated that the waterline proposal is still preliminary and has not been approved by the Water Commission.
    - A member of the public stated that the applicant's own delineation report shows that the wetlands on both sides are connected. They also stated that the proposed work crosses within the 50-foot no-disturbance buffer.
    - Two neighbors stated that the area near the cart path floods and ices over frequently during heavy rain and snow, adding that they were concerned about increased runoff from added impervious surface and salt.
    - Commissioner Lathrop asked the applicant to confirm that there was no common plan of development involving lots across the street, and it was confirmed that there were not. Commissioner Lathrop stated that if the existing cart path is not reused for the driveway that he would not support approving another driveway in the future.
    - Chair Smigelski stated that he needed more time to review the filing before making a decision.
    - The Commission agreed that a site walk on Saturday, September 5th, would help address questions about the driveway and cart path before the hearing resumes. Additionally, the observations about flooding would be told to the Commission through Administrator Steeves rather than at the site walk.

- **Motion:** A motion was made and seconded to continue the public hearing to September 8, 2026.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Continued to September 8, 2026.

7:00 PM: Continued Public Hearing- Request for Determination of Applicability- Trail Work at 245 Lowell Road

- **Presentation:** Administrator Steeves stated that the checklist for this project has not yet been filed with the Natural Heritage and Endangered Species Program. A representative from the Groton Trails Committee stated that the landowner's signature required for the checklist had just been obtained that afternoon and that he planned to submit it the next day.
- While the item was open, the representative asked about a separate matter on behalf of the Trails Committee. He stated that the trail brush mower is broken and at the end of its useful life, and he asked the Commission to help fund a replacement. He stated that a new mower is on sale for $3,500 and that the Trails Committee would pay half the cost, noting that trail mowing covers a roughly even mix of Conservation Commission and other town owned parcels.
- **Discussion:**
    - Commissioner Kuliesis and Commissioner Wolfe asked about the range of prices available and it was confirmed that the options ranged from $3,500 to about $5,600.
    - Administrator Steeves stated that the purchase could be paid out of the regular budget rather than the conservation fund and that a line item transfer would only be needed if that account ran short before the end of the fiscal year.
- **Motion:** A motion was made and seconded to authorize the Administrator to pay half of the cost of getting a new mower in the amount of $1,750.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** The Commission will pay half the cost of a new trail mower, $1,750, with the Trails Committee covering the rest.
- **Motion:** A motion was made and seconded to continue the Request for Determination of Applicability to September 8, 2026.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Continued to September 8, 2026.

7:20 PM: Continued Public Hearing- Notice of Intent- 60 Valley Road- DEP# PENDING

- **Presentation:** The applicant is requesting a retroactive notice of intent for unpermitted work in a vegetated wetland.
- **Motion:** A motion was made and seconded to continue the hearing to September 8, 2026.

- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Continued to September 8, 2026.

7:30 PM: Continued Public Hearing- Notice of Intent- 28 Mountain Lakes Trail- DEP# 169-1299

- **Presentation:** No applicant was present.
- **Motion:** A motion was made and seconded to continue the hearing to September 8, 2026.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Continued to September 8, 2026.

7:40 PM: Public Hearing- Notice of Intent- 24 Island Pond Road- DEP# PENDING

- **Presentation:** The applicant is seeking approval through a notice of intent for a deck already built at the rear of a home that is near Whispering Brook and within the wetland buffer. It was reported that the house was built in 1979, before the 200-foot stream buffer under the Groton bylaw existed. Administrator Steeves stated that this began as a retroactive request for determination of applicability, which was then changed to a notice of intent because the scope of the work was too large.
- **Discussion:**
    - Commissioner Lathrop stated that he had not yet had a chance to review the notice of intent and asked to see photos from the earlier site walk. The Commission agreed to schedule a follow-up site walk.
    - Commissioner Lathrop stated that under the Groton bylaw, Whispering Brook counts as a stream because it appears on the USGS map and that a stream carries a 200-foot buffer with no partial-building allowance.
    - The applicant's representative stated that the brook's actual course has shifted since the area was originally mapped, which could affect how the 200-foot buffer is measured from the house. It was also mentioned that there had been previous discussion about if the brook is intermittent or perennial.
- **Motion:** A motion was made and seconded to continue the hearing to September 8, 2026.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Continued to September 8, 2026.

7:50 PM: Public Hearing- Request for Determination of Applicability- Bridge Crossing on Shepley Hill Conservation Area

- **Presentation:** The applicant proposed building a bridge to cross Nod Brook on the Shepley Hill Conservation Area trail, stating that the crossing is currently difficult for both horses and walkers to use. He stated that the bridge would be 6 feet wide and 16 feet long, built with pressure treated, wood, with crushed stone and geotextile fabric on

top and dirt ramps at each end. He stated that the land is owned by the Groton Conservation Trust, which holds the conservation restriction along with the Commission and that the Trust had done its own site walk and approved the project without conditions.

- **Discussion:**
  - Commissioner Easom asked about the applicant's conversation with the Conservation Trust and confirmed that there were no conditions attached to the approval, stating that he had no problem with the project as proposed.
  - Commissioner Morrison asked how materials would be brought to the site. The applicant stated that he planned to use a powered wheelbarrow, and to gather materials at the Nashua River Rail Trail parking lot or at a neighboring property on Longley Road.
  - Commissioner Kuliesis stated that the project would make the trail easier to use and would likely bring more people onto it. Commissioner Hurley stated that the project was well explained and well planned.
  - Commissioner Lathrop asked if the proposed 16 foot span could safely support the weight of a horse and rider and asked to review the structural drawings. After reviewing them, he asked for clarification on the number and size of the supporting beams. A representative of the Trails Committee stated that the design copies an existing bridge of the same span and construction that has held up well, and Commissioner Lathrop stated that he was comfortable with the design given that.
  - The Commission recommended using a dense graded base, a mix of crushed stone and stone dust rather than plain dirt for the ramps, since dirt can get muddy and hold moisture against the wood.
- **Motion:** A motion was made and seconded for a negative three determination, finding that the work described in the request is within the buffer zone as defined in the regulations but will not alter an area subject to protection under the Act, and that the work therefore does not require the filing of a notice of intent, subject to the condition that the bridge be built as designed.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Approved with a negative three determination.

8:00 PM: Public Hearing- Notice of Intent- 0 Wyman Road- DEP# PENDING

- **Presentation:** The applicant is proposing to build the main stormwater basin for a new subdivision. He stated that the property is a 22 acre parcel with about seven acres being developed into six single-family house lots with their own septic systems and town water. He stated that the remaining 15 acres would be donated to the town for conservation. He stated that the basin stays out of the 50-foot buffer but goes about 40 feet into the 100-foot buffer because of the grading needed. The top of the basin's berm would be five feet wide and double as a walking and horse trail connecting to the existing Casella Preserve. He stated that about 6,800 square feet would be disturbed, including clearing brush in front of the existing tree line.

- **Discussion:**
    - Commissioner Easom stated that he was okay with the project because the 15 acres being donated is more than enough compensation for the work in the 100-foot buffer, and that the trail access would be a plus for the town. The applicant stated that he will be in front of the Stormwater Advisory Committee on September 8th and is also going before Natural Heritage.
    - Commissioner Morrison and Commissioner Kuliesis asked if any material would be brought onto the site, and Commissioner Kuliesis stated that bringing in outside material should be avoided so invasive plants are not brought in.
    - Commissioner Lathrop stated that he liked the plan but was concerned about invasive plants taking over the basin in the long term, and asked about a condition requiring someone to check for and deal with invasives as part of the maintenance plan. The applicant stated that the basin will be part of the land donated to the town and that he would keep an eye on it while the subdivision is being built. Commissioner Lathrop stated that he was also concerned about the town owning a stormwater basin, since the Commission is not set up to manage those. Commissioner Easom stated that the Commission already has a basin on conservation land on Whistle Post Road that gets mowed when it dries out.
    - Commissioner Wolfe asked if the basin would be seeded with native plants, and the applicant stated that it would.
    - A representative of the Trails Committee and Commissioner Kuliesis asked about how the trail would be marked and where it would start. The applicant stated that the trail would begin off the cul-de-sac, run inside the tree line, and be similar to the open trails in the preserve.
- **Motion:** A motion was made and seconded to continue the hearing to September 8, 2026.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Continued to September 8, 2026.

8:10 PM: Public Hearing- Request for Determination of Applicability-0 Wyman Road

- **Presentation:** The applicant is requesting to grade and expand the lawn on Lot 1 of the new subdivision. He stated that the septic leaching field grading goes about 10 to 12 feet into the 100-foot buffer and that some scrub brush in that area would be cleared. He stated that he would also like to extend the back lawn out to the existing tree line, which is currently a hay field, to square off the back yard. He stated that the grade would not change much and that only a few small pine trees would be cut.
- **Discussion:**
    - Commissioner Kuliesis stated that this seemed like a lot of disturbance in the buffer zone and close to the 50-foot buffer. She stated that she was concerned about lawn chemicals running off into the wetland and asked if the area could be planted with something other than turf. The applicant stated that the grade in

the back corner would not change and that fill would only be brought in for the septic system.
    - Commissioner Morrison stated that since the area is a hay field now, he did not have a problem with it as long as the amount of chemicals used on the lawn is controlled.
    - Commissioner Easom stated that the work stays out of the 50-foot buffer, has no permanent structures within the 100-foot buffer, and is only landscaping, so he was fine with it given the 15 acres being donated. He recommended that conservation markers be put along the proposed erosion control line to keep future homeowners from expanding the yard further. The applicant stated that he has installed these markers on other projects.
    - Commissioner Hurley stated that the project is simple and that the grade would not change much in that area.
    - Commissioner Lathrop agreed with Commissioner Easom, stating that the Commission sees encroachment like this often. He asked for the markers to be on four by four posts sticking up about a foot, placed every 50 feet or at changes in direction, with medallions provided by the Commission. Chair Smigelski stated that the markers only need to go along the section within the buffer zone.
- **Motion:** A motion was made for a negative three determination, finding that the work described in the request is within the buffer zone as defined in the regulations but will not alter an area subject to protection under the Act. It was continued that the work therefore does not require the filing of a notice of intent, subject to the condition that conservation markers be placed along the proposed erosion control barrier at intervals not to exceed 50 feet or at changes in direction.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Approved with a negative three determination, with conservation markers required along the erosion control barrier.

8:20 PM: Public Hearing- Request for Determination of Applicability- 315 Lost Lake Drive

- **Presentation:** The applicant is requesting to remove five trees and take down a shed on his property. He stated that the trees are marked with green tape near the bottom of his stairs, and that one large double tree is rotted with termite damage at the base, so a crane will be needed and the other marked trees have to come down to get it out. He stated that he is also asking to take down a 10 by 10 shed at the bottom of the original driveway that has been there about 35 years and let the area grow back naturally. He stated that wattles are already in place, a demolition permit has been applied for, and a dumpster will be placed on the driveway about eight feet away so the shed can be taken down with a mini excavator and put right into it.
- **Discussion:**
    - Commissioner Morrison agreed with removing the trees as marked.

    - Commissioner Easom stated that everything seen on site was a credible threat to the property and asked that the applicant use a reputable tree company. The applicant stated that he plans to hire a tree company out of Lexington with a good reputation.
    - Commissioner Wolfe agreed the trees are a threat to the house, and recommended that where it's safe to do so, the applicant consider leaving some trees as standing snags of about 10 feet rather than removing them completely to benefit wildlife such as woodpeckers.
- **Motion:** A motion was made and seconded to issue a negative three determination, finding that the work described in the request is within the buffer zone as defined in the regulations but will not alter an area subject to protection under the Act. It was continued that the work therefore does not require the filing of a notice of intent, with no conditions.
- **Vote:** All in favor, with Commissioner Hurley not voting as the applicant. Motion carried unanimously.
- **Outcome:** Approved with a negative three determination.

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2. GENERAL BUSINESS

2.1 GENERAL DISCUSSIONS/ANNOUNCEMENTS

Hayes Woods Subdivision Trail Proposal

- **Presentation:** A representative of the Trails Committee proposed a trail through the conservation land in the new Hayeswoods subdivision. He stated that several trails on the current trail map no longer exist because houses have been built, but that the proposed route uses existing trails, an old forest road, and the power line, and stays mostly back in the woods away from the houses. He stated that the connection to the Groton Conservation Trust property has the Trust's tentative approval, with their vote expected next week, and that no work would happen there until that approval is given. He stated that the request is to mow the trails and mark them with trail markers.
- **Discussion:**
    - Commissioner Easom and Commissioner Kuliesis stated that the trail should not bring people near the turtle nesting habitat that was created on the property. Commissioner Lathrop located the habitat on the map, and it was confirmed that the trail would not go near it.
    - Commissioner Lathrop stated that he was fine with the plan as long as the longer alternate route was dropped, since the existing route does the same thing, and that the short connection to the Trust's loop trail would be a good addition. The representative stated that the longer alternate route would not be used.

Commissioner Lathrop also asked that the old trails he had mapped in the past be taken off the trail map, and the representative agreed.
    - Commissioner Easom asked about the Trust's position on the short connection, and the representative stated that the Trust is very much in favor of it.
- **Motion:** A motion was made and seconded to approve the trail maintenance and mowing plan as shown in red on the map presented.
- **Vote:** All in favor. Motion carried unanimously.
- **Outcome:** Trail maintenance and mowing plan approved.

Encroachment on Walker Cox Conservation Area

- **Presentation:** Administrator Steeves stated that no one was present for this item. Chair Smigelski stated that the property owner had been expected to put together a plan, which was discussed two meetings ago.
- **Outcome:** No action was taken. Administrator Steeves will follow up.

65 West Main Street Replanting Plan

- **Presentation:** Administrator Steeves presented a revised replanting plan. She stated that at the last meeting the Commission felt the original plan was not a good fit for the soil in that area, and the topography before the disturbance was unclear. The new plan includes three pitch pines, three gray birches, four white oaks, 10 hazelnuts, 10 winterberries, and 10 round leaf dogwoods, and a native New England erosion control seed mix.
- **Discussion:**
    - Commissioner Wolfe stated that the original plan used trees that like wet soil, but that the site is very dry and sandy, and that the hazelnuts may still struggle there. It was noted that no one was present to represent the property owner.
    - Commissioner Lathrop asked about ground cover, since the trees will take a while to establish, and Commissioner Wolfe pointed out that the plan includes the native seed mix.
    - Commissioner Wolfe asked how the Commission would make sure the plantings survive since no maintenance documents were submitted. Commissioner Lathrop stated that a maintenance plan should be required covering watering, replacing anything that dies, and dealing with invasive plants with reports at least twice a year for at least five years and preferably 10. Commissioner Hurley noted that the trees that were cut down were very large, and Commissioner Easom agreed with requiring a maintenance plan. After discussion, the Commission agreed on six complete growing seasons.
    - Commissioner Hurley and Commissioner Easom stated that the property owner should not push soil down from the top of the Commission's land to even out the slope, and should instead bring soil up from below.
- **Outcome:** The Commission asked Administrator Steeves to request a maintenance plan from the property owner's representative covering six complete growing seasons

including watering, replacing plantings, checking for invasive plants, and reports at least twice a year.

2.2 COMMITTEE UPDATES

Community Preservation Committee

- Commissioner Easom reported that the Community Preservation Committee is considering an out of cycle application for Cow Pond Brook at $4.2 million, reduced from $4.8 million at Town Meeting to the minimum needed to qualify for a $1 million federal grant. He stated that a letter of support may be requested from the Commission, and he recommended that the Commission vote on the order of conditions for that project first since the permit has not been issued yet. He also reported that the Community Preservation Plan will be released next week with instructions for applying for Community Preservation Act funds, and that the Committee has closed out the fiscal year 2026 budget with the town accountant.
- Administrator Steeves asked about special conditions for the Cow Pond Brook order of conditions. Commissioner Easom stated that the care and custody of the parcel south of the ball fields should be transferred to the Conservation Commission, which the applicant agreed to at a past meeting, and the Commission agreed that the gate should be permanently closed.

Great Ponds Advisory Committee

- Commissioner Hurley reported that the Great Ponds Advisory Committee has looked at rules the state and another town have put in place for one of their lakes and is interested in talking with the town about something similar for Lost Lake and Knops Pond. He also reported that the weed harvester started working at Baddacook Pond again this past week.

2.3 LAND MANAGEMENT & ACQUISITION

Academy Hill Turtle Nesting

- Commissioner Easom asked for an update and Administrator Steeves stated that it will be on the next agenda, when a representative will be at the meeting to discuss it.

Marsh-Lewis Memoria Grove Granite Bounds

- **Presentation:** Administrator Steeves stated that the Commission needs to approve the proposed locations for granite bounds shown on a preliminary survey. She stated that this has been going on for about three years, and that the original request for proposal asked for granite bounds at every change in direction where reasonable. She stated that the surveyor completed the survey but put in iron pins instead of granite bounds, and that the Commission paid about $8,000 for that work.
- **Discussion:**
    - Commissioner Hurley stated that the surveyor told him it was decided that granite bounds would be too costly at all of the points, and that this had been discussed with someone from the Commission. He stated that the original quote was around $12,000 to $14,000 and the lower charge was because iron pins were used. Administrator Steeves stated that she did not remember that discussion and that her original letter asked for granite bounds. Commissioner Easom stated that it should have been the Commission's decision, not the contractor's.
    - Commissioner Lathrop stated that the Commission should require the granite bounds and pay up to the originally quoted amount, since that is what was bid and accepted, but should not pay to have the iron pins removed. Commissioner Morrison stated that the original quote is likely outdated and asked what the Commission actually contracted for.
    - Commissioner Wolfe asked for a copy of the contract or any documents showing what was agreed to for the next meeting. Administrator Steeves stated that she sent the request for proposal to three surveyors and was not sure if a contract was signed. Commissioner Hurley suggested inviting a representative from the surveying company to the next meeting, and the Commission agreed.
    - A member of the public, who previously owned the property, suggested that granite bounds may only be needed at the back corners of the three house lots, since the north and west boundaries have town land on both sides. He offered to walk the property and show where he thought the bounds should go.
    - Administrator Steeves found an email from the surveyor stating that stone markers could be installed at accessible corners for an additional $300 per corner plus the cost of the stone markers.
- **Outcome:** Administrator Steeves will gather the documentation and invite a representative from the surveying company to the next meeting.

Encroachment: Baby Beach Road

- **Presentation:** Administrator Steeves reported that someone appears to have parked a boat on the Commission's small parcel off Baby Beach Road, cleared trees, and installed stairs. She stated that this came to light when a neighbor reported a fallen tree and asked if the Commission would remove it, which is when she realized it was a conservation parcel.
- **Discussion:**

    - Commissioner Hurley stated that the town map shows the parcel is only about 12 feet wide and about 48 feet long. He stated that the property was surveyed at one point, but the town later paved the road and nobody knows where the pins are now.
    - Commissioner Wolfe asked how the Commission could approach anyone about the encroachment without knowing exactly where the property lines are. Administrator Steeves stated that she also does not know who owns the boat. Commissioner Easom stated that the stairs looked fairly new when he walked the site.
    - The Commission agreed that the fallen tree in the pond should be left in place, since it is natural and good for fish and turtles.
    - Commissioner Easom stated that if the parcel had been surveyed with visible markers, this would be easy to resolve, and that he was in favor of getting a survey before having any further discussion. He also stated that he did not oppose people stopping a boat there briefly, as long as public access is not blocked. Commissioner Lathrop suggested putting up a sign once the property lines are confirmed.
    - The Commission agreed to get quotes for a survey of all four corners with the locations marked first before deciding on the type of markers. It was stated that no vote is needed to get quotes.
- **Outcome:** Administrator Steeves will request quotes for a survey of the parcel.

Approve Stewardship Plan for Gibbet Hill

- **Presentation:** Administrator Steeves stated that the main change since the Commission last saw the plan is that the castle's management plan was added.
- **Discussion:**
    - Several Commissioners stated that they had not been able to review the plan.
    - Commissioner Easom asked if the question of who mows the hill had been resolved. Commissioner Kuliesis stated that the plan says it is the Commission's responsibility if the landowner cannot do it, and Commissioner Easom stated that as far as he knows, it has been mowed.
- **Outcome:** The stewardship plan will be added to the next agenda.

2.4 APPROVE MEETING MINUTES

- No minutes were discussed.

2.5 APPROVE INVOICES

- No invoices were discussed.

ADJOURNMENT

- A motion was made and seconded to adjourn. All in favor. Motion carried unanimously. The meeting was adjourned.

APPROVED: 11/10/26