

Kimberly Ciaramicoli, Chair
Jillian Miller, Vice Chair
Deborah Cato



Linsie Dillon
Jessica Marino
Jessica Tenzar

Town of North Attleborough
CONSERVATION COMMISSION
43 South Washington Street, North Attleborough, MA 02760
Phone: (508) 699-0100 ext. 2584

1/6/2026 - Minutes

I. Attendance

Members Present: Members Absent:

Kimberly Ciaramicoli
Jillian Miller
Deborah Cato
Linsie Dillon
Jessica Tenzar

Jessica Marino

Staff Present: Sandra McCrory, *Conservation Administrator*

II. Hearing And Meeting Items

- a. CONT. Notice of Intent (NOI), 41 Quail Creek Rd, Adeline Newbold, SE 243-1----

Motion to continue the Notice of Intent (NOI), 41 Quail Creek Rd, Adeline Newbold, SE 243-1----- to January 20, 2026, with the consent of the applicant made by Jessica Tenzar and seconded by Jillian Miller. Motion carried 5-0.

- b. CONT. Notice of Intent (NOI), 159 Paul Lizotte Dr., Forge Building Corp., SE 243-1010

Shane Oats, consulting engineer with Independence Engineering and representative of the applicant, Forge Building Corporation, appeared before the Board with updates regarding Lot 15.

- A meeting was held with DPW, the Town Planner, and the Conservation Commission to address existing drainage issues on the lot.
- An as-built survey of the existing road is underway; drainage will be modified to tie into the roadway system or an existing downstream basin with available capacity.
- Mr. Oats requested a continuance to the February 3, 2026 meeting to allow

completion of the survey, drainage revisions, and submission of updated plans.

- Outstanding items from the previous hearing for all three lots were reviewed, including drainage calculations and Operation & Maintenance (O&M) plans.
- Mr. Oats submitted O&M documentation for Cultech chambers receiving roof runoff, along with calculations showing six chambers proposed per lot (two required).
- The Board thanked Mr. Oats for providing thorough stormwater documentation.
- Abutter James Viscanti (236 Cumberland Avenue) asked about the source of water requiring recharge.

Motion to continue the Notice of Intent for 159 Paul Lizotte Drive, to February 3, 2026, with the consent of the applicant made by Jessica Tenzar and seconded by Deborah Cato. Motion Carried 4-0.

c. CONT. Notice of Intent (NOI), 22 Owen Dolan Rd., Forge Building Corp., SE 243-1011

Motion to close the public hearing for 22 Owen Dolan Rd., Forge Building Corp., SE 243-1011 made by Deborah Cato and seconded by Jillian Miller. Motion carried 4-0.

Motion to issue the Order of Conditions (OOC) for 22 Owen Dolan Rd., Forge Building Corp., SE 243-1011 by Deborah Cato and seconded by Kimberly Ciaramicoli. Motion carried 4-0.

d. CONT. Notice of Intent (NOI), 30 Owen Dolan Rd., Forge Building Corp., SE 243-1012

Motion to close the public hearing for 30 Owen Dolan Rd., Forge Building Corp., SE 243-1012 made by Deborah Cato and seconded by Jillian Miller. Motion carried 4-0.

Motion to issue the Order of Conditions (OOC) for 30 Owen Dolan Rd., Forge Building Corp., SE 243-1012 by Deborah Cato and seconded by Kimberly Ciaramicoli. Motion carried 4-0.

III. Commission Business

a. Discussion on Oak Knoll Pump Station – Mark Hollowell

Mark Hollowell, Director of Public Works (DPW), presented proposed upgrades to the Oak Knoll Pump Station, originally constructed as a private project in the late 1980s and later assumed by the Town in 2022 during sewer work related to the Quin Street and Route One hotel project.

- The pump station is located on land deeded for Conservation Commission use along the Seven Mile River, which serves as the City of Attleboro's drinking water supply.
- Proposed improvements include upgrading aging infrastructure, raising equipment due to low elevation, and sealing unsealed manholes within wetland areas.
- The Board discussed the station's proximity to the Seven Mile River, noting adjacent wetlands drain directly to the river.
- Because the station is located on conservation land, approvals from the Conservation Commission and MassDEP are required, and DPW requested Commission approval to proceed and issue a letter to legal counsel. The project will return for further review.

Mr. Hollowell also presented the Hillman Well PFAS Removal System upgrade, currently in the early design phase.

- The project would relocate chemical treatment components out of the wetland into a new facility while keeping the pump in its existing location. All in order to meet new federal regulatory requirements.
- Questions regarding land ownership and conservation status were discussed, with documentation from the 1980s being unclear. DPW is seeking Commission approval to acknowledge the existing condition, followed by legal review.
- A Letter of Approval and Acknowledgment will be prepared by the Conservation Commission Clerk and signed by the Chair. No vote was taken.

b. Conservation Administrator Approval Policy

- Regulations were requested as they are more flexible than bylaws and should remain basic.
- The Board wants the proposed Bylaw to clearly identify provisions that exceed the Wetlands Protection Act.
- Evidence will be provided to the Bylaw Committee showing that surrounding towns have similar or more detailed regulations.
- The Board intends to submit the Administrative Review Policy alongside the Bylaw.
- This approach is intended to demonstrate a simplified process, create a clear paper trail, and allow for easier minor changes.

c. First draft of Proposed Conservation Wetlands Bylaw

See Above

IV. Other Business

V. Minutes

Motion to approve minutes for December 9, 2025, made by Jessica Tenzar and seconded by Deborah Cato. Motion carried 5-0.

VI. Commission Updates

VII. Adjournment

Motion to adjourn public meetings at 7:27 pm made by Jessica Tenzar and seconded by Jillian Miller. Motion carried 5-0.

VIII. Executive Session

IX. Site Visit