From: Maureen Pollock
To: Tim Stokes; josh@australis.us
Cc: Ward Smith
Subject: RE: Conservation Commission
Date: Thursday, November 5, 2026 10:55:00 AM
Attachments: image001.png

Hi Tim/Josh,

I wanted to see if you will be able to submit the updated materials in preparation of the November 12. See below for more info. If you need more time, you may wish to request a continuance of the public hearing to Thursday, December 10 at 6:30pm in the Town Hall Annex and via Zoom. If so, you may request the continuance via email.

Please confirm.

Sincerely,

Maureen

Maureen Pollock (she/her)
Planning Director
Town of Montague
Department of Planning & Conservation
1 Avenue A
Turners Falls, MA 01376
Phone: (413) 863-3200 x 112
Web: www.montague-ma.gov/planning
Email: mpollock@montague-ma.gov

From: Maureen Pollock
Sent: Wednesday, October 14, 2026 3:54 PM
To: 'Tim Stokes' <stokesbuilders@gmail.com>; josh@australis.us
Cc: Ward Smith <ward.ves@gmail.com>
Subject: RE: Conservation Commission

Hi Josh and Tim,

The Conservation Commission voted to continue the public hearing until 6:30 p.m. on Thursday, November 12, at the Town Hall Annex and via Zoom. I just sent you the meeting invite. I will email you meeting agenda at least 48 hours in advance of the meeting. It may be also found on the online town calendar: https://montague-ma.gov/calendar

Please submit the following materials by Monday, November 9, so they can be distributed to the Commission with sufficient time for review before the meeting:

- Revised site plan:
  - Upon reviewing the submitted site plan again (see attached), it appears that the project site has 16-feet of depth along the front yard that seems reasonable, workable, and financially viable to re-configure the proposal, so that some or all of the proposal is built outside of the Riverfront Area. As stated in a previous email, the Conservation Commission chair has asked that the applicant reduce the proposal so that all work would be outside of the Riverfront Area. Please submit the site plan, accordingly.
  - Update the site plan to show the proposed soil stockpile and staging area locations
  - Show the proposed septic system location, and update the limits of work and erosion and sedimentation controls to cover all construction, including the septic system.
- Landscape plan: Show and list the plant species and quantities. The Commission is also likely to ask where mowing will stop, so I suggest adding a "no-mow line" to the plan. update the limits of work and erosion and sedimentation controls to cover all construction, including plantings.

Sincerely,

Maureen

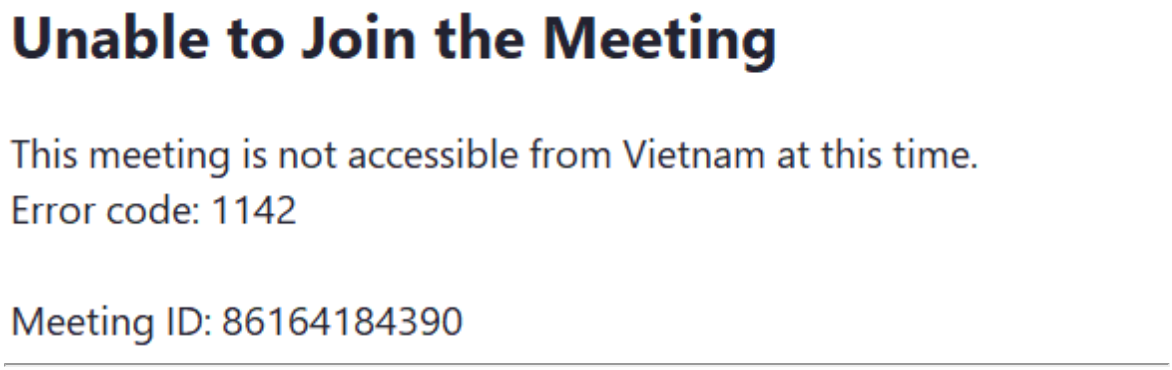
Maureen Pollock (she/her)
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Email: mpollock@montague-ma.gov

From: Tim Stokes <stokesbuilders@gmail.com>
Sent: Friday, October 9, 2026 6:13 AM
To: josh@australis.us
Cc: Maureen Pollock <mpollock@montague-ma.gov>

Subject: Re: Conservation Commission

Hi All,
Sorry, but I got the same "unable to join" message (not from Vietnam!). I'll be there on 11/12.

On Thu, Oct 8, 2026 at 6:42 PM Josh Goldman <josh@australis.us> wrote:

> Thanks Maureen — I tried again but I'm still getting the same message on both the app and browser approaches...
>
> 
>
>
> ---
>
> **From:** Maureen Pollock <mpollock@montague-ma.gov>
> **Sent:** Friday, October 9, 2026 5:38 AM
> **To:** Josh Goldman <josh@australis.us>
> **Cc:** Tim Stokes <stokesbuilders@gmail.com>
> **Subject:** RE: Conservation Commission
>
> Josh,
>
> This is the full Zoom meeting invitation:
>
> Maureen Pollock is inviting you to a scheduled Zoom meeting. Hopefully one of these options work with you.
>
> Topic: Conservation Commission
>
> Time: Oct 8, 2026 06:30 PM Eastern Time (US and Canada)
>
> Every month on the Second Thu, until Jan 14, 2027, 4 occurrence(s)

Changed occurrence(s):

Oct 8, 2026 06:30 PM (updated)

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: https://us02web.zoom.us/meeting/tZIsce2ppj8pE9Sk2huMkQyO7CjD-8NEa_SG/ics?icsToken=DBvIObTysxYiKHCTmAAALAAAAI9w1ZMAuE-9ioE3Nu-WIuQ6eWzr4BO9Oj3ggF0_7Y-xouZhv5DJvdEW1iNPGTnOLANmscxABMgxk3SFRzAwMDAwMg&meetingMasterEventId=Y_QCj368ShiNjP8GFSIllA

Join Zoom Meeting

https://us02web.zoom.us/j/86164184390?pwd=Co07Kl0obT1nwhTXvg66UmkqpF02pa.1

Join and take notes

https://us02web.zoom.us/j/86164184390?pwd=Co07Kl0obT1nwhTXvg66UmkqpF02pa.1&mynotes=on

Meeting ID: 861 6418 4390

Passcode: 833675

One tap mobile

+16465588656,,86164184390# US (New York)

+16469313860,,86164184390# US

Join by SIP

• 86164184390@zoomcrc.com

Join instructions

https://us02web.zoom.us/meetings/86164184390/invitations?signature=LKK1lFvM0kkGqYuxBeax0PL7ebauKb5tL0-g5s8EEiU

Maureen Pollock (she/her)

Planning Director

Town of Montague

1 Avenue A

Turners Falls, MA 01376

Phone: (413) 863-3200 x 112

Web: www.montague-ma.gov/planning

Email: mpollock@montague-ma.gov

From: Maureen Pollock
Sent: Thursday, October 8, 2026 6:37 PM
To: 'Josh Goldman' <josh@australis.us>
Cc: Tim Stokes <stokesbuilders@gmail.com>
Subject: RE: Conservation Commission

Oh wow, that is unfortunate.

Here are the listed phone numbers are listed for this Zoom meeting

Want to see if you call in?

+16465588656,,86164184390# US (New York)

+16469313860,,86164184390# US

Also, here more info login options:

Join Zoom Meeting

https://us02web.zoom.us/j/86164184390?pwd=Co07Kl0obT1nwhTXvg66UmkqpF02pa.1

Meeting ID: 861 6418 4390

Passcode: 833675

Maureen Pollock (she/her)

Planning Director

Town of Montague

1 Avenue A

Turners Falls, MA 01376

Phone: (413) 863-3200 x 112

Web: www.montague-ma.gov/planning

Email: mpollock@montague-ma.gov

From: Josh Goldman <josh@australis.us>
Sent: Thursday, October 8, 2026 6:32 PM
To: Maureen Pollock <mpollock@montague-ma.gov>
Cc: Tim Stokes <stokesbuilders@gmail.com>
Subject: Re: Conservation Commission

Hi Maureen, Tim,

Zoom is giving me a message that says it not available in Vietnam at this time.

I'll try again, but it seems likely I won't be able to dial in.

Josh

From: Maureen Pollock <mpollock@montague-ma.gov>
Sent: Tuesday, October 6, 2026 3:37 AM
To: Maureen Pollock <mpollock@montague-ma.gov>; Tim Stokes <stokesbuilders@gmail.com>; ward.ves@gmail.com <ward.ves@gmail.com>; Josh Goldman <josh@australis.us>; alaverill77 <alaverill77@gmail.com>; dfrancis@geo.umass.edu <dfrancis@geo.umass.edu>; justin.fermann <justin.fermann@gmail.com>; reckard.m <reckard.m@gmail.com>; bogelfin <bogelfin@gmail.com>; axarus@comcast.net <axarus@comcast.net>; tobias.carter1@gmail.com <tobias.carter1@gmail.com>; aareiber@gmail.com <aareiber@gmail.com>
Cc: Suzanne LoManto <SuzanneL@montague-ma.gov>
Subject: Conservation Commission
When: Thu 10/8/2026 6:30 PM - 8:00 PM
Where: https://us02web.zoom.us/j/86164184390?pwd=Co07Kl0obT1nwhTXvg66UmkqpF02pa.1&jst=1; TH Annex

Montague Conservation Commission meeting

Meeting Schedule: 2nd Thursday of each Month at 6:30pm

Meeting Location: Town Hall Annex and via Zoom

Join Zoom Meeting: https://us02web.zoom.us/j/86164184390?pwd=Co07Kl0obT1nwhTXvg66UmkqpF02pa.1&jst=1

Meeting ID: 861 6418 4390

Passcode: 833675

Dial by telephone: (646) 558-8656

Conservation Commission webpage: https://montague-ma.gov/g/44/Conservation-Commission

Town Calendar webpage: https://montague-ma.gov/calendar

For questions/comments, please contact:

Maureen Pollock (she/her)

Town Planner

Town of Montague

1 Avenue A

Turners Falls, MA 01376

Phone: (413) 863-3200 x 112

Web: www.montague-ma.gov/planning

Email: mpollock@montague-ma.gov

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Thanks, Tim Stokes

Stokes And Company

www.stokesbuilders.com