

Conservation Commission March 21, 2013 Meeting Minutes

Conservation Commission
Meeting
Sharon Community Center
March 21, 2013

Peg Arguimbau Chairman, Elizabeth McGrath, Keevin Geller, and Hank Langstroth were the members present. Commission Members, Christine Turnbull, Linda Orel and Stephen Cremer were absent from the meeting. The Conservation Administrator, Greg Meister, was also present.

7:45 p.m.: N.O.I. Public Hearing filed by DKW Builders for the proposed razing of an existing dwelling and the construction of a new residence with associated site work at 4 Deborah Sampson Street under DEP # SE-280-0545:

Present: Frank Gallagher, P.E., - Gallagher Engineering and Dave Welch- DKW Builders, Applicant

Frank Gallagher appeared before the Commission to represent the Applicant. He submitted a proposed revised plan entitled, "4 Deborah Sampson Street, Sharon, MA, Sewage Disposal Design." 3/19/13, last date revised. The 50' and 100' Buffer Zones are reflected on the proposed revised plan.

Frank Gallagher explained to the Commission that the proposed project site is located at the corner of Deborah Sampson and Ames Streets. Massapoag Brook travels beneath Ames Street and across the western portion of the proposed project site. The property line of the proposed project site is located on the opposite side of Massapoag Brook. The Applicant's Wetland Consultant, Walter Hewitson, delineated wetland flags at the top of the bank of Massapoag Brook with a series of blue flags #1-10WH. Most of the property lies within the Buffer Zone except for the far corner of the proposed project site. There is an existing cesspool that is located north of the house and is approximately 65 feet away from the edge of the BVW of the proposed project site. The Applicant obtained the requested variances from the Board of Health for his proposed project. The proposed project involves the installation of the new septic system and leaching field located at the far corner of the proposed site closer to Deborah Sampson Street and as far away from the wetland resource area of the proposed project site as possible. The size of the footprint of the existing three bedroom house is approximately 1,751 Square feet and the proposed footprint of the new house construction is approximately 1,412 square feet. The Applicant proposes to remove the existing accessory buildings located on the proposed site. The Applicant's proposed project includes creating a more level front yard than the existing. The Applicant proposes to lower the grade on the side of the house in an effort to minimize the amount of fill within the Buffer Zone of the proposed project site. The proposed haybale installation is shown along the proposed limit of work area as depicted on the proposed revised plan.

The Conservation Administrator, Greg Meister, met at the proposed project with Frank Gallagher to perform a site inspection of the Applicant's proposed project. As a result of the Conservation Administrator's inspection, he recommended that the Applicant install a fence along the proposed limit of work area of the proposed project site as shown on the revised submitted plan; For the Applicant to limit the number of bedrooms to three; For the Applicant to clean debris from Massapoag Brook prior to starting the proposed project.

The Commission agreed to approve the Applicant's proposed project per submitted revised plan with the following conditions:

- Any excavated material from the proposed project shall be removed from the proposed project site.
- The proposed fence installation shall be located at the limit of work line approved by the Commission.
- The deed shall contain a covenant limiting the number of bedrooms to three.
- The Conservation Administrator shall monitor the Applicant's debris removal from Massapoag Brook.
- The Applicant shall notify the Conservation Officer before starting and upon completion of the proposed

project for inspection of erosion control measures.

Peg called for a motion to close the hearing per submitted revised plan and to issue the Order of Conditions to the Applicant with the conditions as discussed.

Hank Langstroth moved. Keevin Geller seconded. Voted. 4-0-0. Unanimous.

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8:00 p.m.: RDA Public Hearing filed by the Sharon School Department for the proposed repair and renovation of the High School track: Present: Sean Boyd, Representative from Gale Associates, Inc.:

Elizabeth McGrath stated for the record by means of full disclosure that both of her children participate in the High School Track Program. She indicated that she does not anticipate that it will impede her ability to make a clear determination to protect the Town's assets and wetland resource areas.

Sean Boyd appeared before the Commission to represent the Applicant. He submitted a proposed plan to the Commission entitled, "Sharon High School Track Renovation Project, 181 Pond St., Sharon, MA. Cover Sheet Drawing G001, Existing Conditions Plans C001, Demolition and Erosion Control Plan, C002, Layout and Materials Plan C101, Detail Sheets C501- C502." Dated 2/25/13. He explained that the existing track was resurfaced in 2010. Since the resurfacing project, the track has been delaminating between the track and surface and has caused a number of safety concerns.

Sean Boyd explained the following scope of the proposed project to the Commission:

- The proposed project includes milling 1 ½" of the existing track surface and pavement.

(The Applicant is not proposing to remove the entire 3" deep existing track pavement for the proposed project.)

- The proposed installation of 1 ½" of new bituminous concrete pavement and ½" of new urethane track surface.
- The proposed project does not involve the expansion of the existing pavement or fence line.
- All of the proposed work will be performed within the existing fence line of the project site.
- Prior to the proposed project, the Applicant proposes to install silt sock and silt fence inside the existing fence line for erosion control measures to protect the adjacent wetland resource area of the proposed project site.
- All excavated material for the Applicant's proposed project will be removed from the proposed project site.

The Commission agreed to approve the Applicant's proposed project per submitted plan.

Peg called for a motion to close the hearing per the Applicant's submitted plan.

Keevin Geller moved. Hank Langstroth seconded. Voted. 4-0-0. Unanimous.

Peg called for a motion to issue a Negative Determination to the Applicant as per submitted plan with the condition for the Applicant to contact the Conservation Administrator for inspection of erosion control measures before starting the proposed project.

Hank Langstroth moved. Keevin Geller seconded. Voted. 4-0-0. Unanimous.

8:15 p.m.: N.O.I. Public Hearing filed by the Walpole Country Club for the proposed removal of trees and control of invasive plant species between the 2nd and 16th holes under DEP #SE-280-0546:

Present: Mark Gagne, Superintendent, Walpole Country Club

Christopher Cyr, Assistant Superintendent, Walpole Country Club

Mary Trudeau - Wetland Consultant hired by the Walpole Country Club

Mary Trudeau submitted a proposed plan to the Commission entitled, "Plan of Walpole Country Club Proposed Work on Hole 16." 3/15/13 last date revised. She explained to the Commission the following scope of the proposed project within the 100' Buffer Zone of the proposed project site:

Tree Clearing and Eradicating Phragmites:

- The proposed work involves cutting approximately 67 trees down to their stumps flush to the ground, and eradicating the presence of phragmites along the left side of the 16th hole of the proposed project site. The Applicant proposes cutting the phragmites and applying a herbicide

treatment with a small applicator into their stems and eradicating the root system. This treatment process usually takes three years to eradicate the phragmites. During that window of time the application of a seed mixture is being proposed in an effort to vegetate this area.

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The Applicant is proposing to plant a seed mixture purchased from the Earth Seed Company that would hopefully result in a wide spectrum of plants that are tolerant to wet conditions and would create a natural transition zone between the grass areas and woody areas of the proposed project site.

Diversifying the Existing Cattail Stand North of the Fairway that is Problematic to the Walpole Country Club During Certain Times of the Year:

- The Applicant is proposing to perform selective cutting of the cattail stems that impede the view of the eastern portion of the fairway and repeatedly apply a wetland seed mix to the area for a series of one-four years in an effort to diversify this area, as opposed to periodically mowing the cattails.

Cross Section of Drain Line Beneath Cart Path:

- The Applicant proposes replace the existing drain line to the right of the forward tee box

that is designed to remove excess water away from the tee area. The existing drain line was installed prior to 1989 and it is not set at the proper pitch to achieve maximum drainage. This results in a clogged drain and surface ponding of water between the cart path and the tee box. Replacing the existing drain line would also improve drainage into the cattail swamp.

It was the consensus of the Commission to approve the proposed project with the following conditions:

- For the Applicant to submit a profile of the detail of the cross section of the proposed drain line installation beneath the cart path of the proposed project site.
- For the Applicant to contact the Conservation Commission Administrator before starting and upon completion of the proposed project for inspection of the required installation of erosion control measures.

Peg called for a motion to close the hearing and to issue the Order of Conditions to the Applicant pending receipt of the profile for the proposed drain line installation. The Order of Conditions shall reflect per submitted plan with conditions as discussed.

Hank Langstroth moved. Keevin Geller seconded. Voted. 4-0-0. Unanimous.

8:30 p.m.: David & Bonnie Klayman to discuss replacing an existing asphalt patio with pavers at 164 Beach St:

David and Bonnie Klayman appeared before the Commission. David explained to the Commission that the existing asphalt patio is approximately 12' x 12' with a brick fireplace. He proposes to replace the existing patio with a 32' x 24' paver stone patio set in stone dust with a new fire pit. The proposed grade to match the existing lawn area. There will be no change to the existing

elevations of the site from the proposed project.

Due to the proximity to Lake Massapoag, it was the consensus of the Commission to request a decrease in the size of the proposed patio to approximately 24' x 24'. The Commission requested David and Bonnie Klayman to formerly submit a written letter to the Commission requesting an amendment to their original Order of Conditions under DEP # SE-280-0533 for the proposed work.

8:40 p.m.: RDA Hearing Continuance - Salvation Army for the proposed installation of a foundation beneath the existing chapel at Camp Wonderland, 186 Massapoag Ave.:

Present: Scott Dunn from Scott Construction. Kevin Hylan, Caretaker of Camp Wonderland.

Scott Dunn appeared before the Commission and submitted a G.I.S. Map dated 2/26/13 of the proposed project site. He explained to the Commission that the existing Atkinson Chapel was built with concrete block piers that are unattached to the building. The chapel is located on Camp Wonderland on the opposite side of Lake Massapoag. Through the years, along one side of the chapel, the frost has placed the concrete block piers out of plumb and some are not making contact with the existing structure. The Building Inspector, Joe Kent, performed a structural study of the Atkinson Chapel and condemned the building for use. The certification of occupancy has been revoked until the structural issue is properly addressed.

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The Applicant proposes to install a 4' foundation on three sides to shore up the existing building. The depth of the proposed foundation installation is approximately 8 inches. The Applicant proposes to just replace the perimeter concrete piers. The interior piers will not be replaced. No tree clearing is being proposed for the project. Equipment access is being proposed from Capen Hill Street. The existing lawn area will not be disturbed from the Applicant's proposed project. It was the consensus of the Commission to approve the proposed project per submitted proposed plan.

Peg called for a motion to close the hearing.

Keevin Geller moved. Elizabeth McGrath seconded. Voted. 4-0-0. Unanimous.

Peg called for a motion for the Commission to issue a Negative Determination to the Applicant as per submitted proposed plan with the condition that the Applicant notifies the Conservation Administrator before starting the proposed project for inspection of erosion control measures.

Elizabeth McGrath moved. Keevin Geller seconded. Voted. 4-0-0. Unanimous.

8:45 p.m. Approve Past Meeting Minutes:

Peg called for a motion to approve the February 21, 2013 Meeting Minutes as amended.

Keevin Geller moved. Hank Langstroth seconded. Voted. 3-0-1.

8:50 p.m. Signatures:

The Commission signed bills. Order of Conditions for DEP File # SE-280-0545, 4 Deborah Sampson Street. Order of Conditions for DEP File # SE-280-0546, Walpole Country Club for the proposed removal of trees and control of invasive plant species between the 2nd and 16th holes. Negative Determination for the Sharon School Department for the proposed repair and renovation of the High School track.

Negative Determination for the Salvation Army for the proposed installation of a foundation beneath the existing chapel at Camp Wonderland, 186 Massapoag Ave. The Commission signed a letter to the Board of Assessors requesting to abate the real estate taxes for the portion of the fiscal year 2013 that the Town owned the property at 55 Richards Ave., Lot 30, Parcel 119-29.

9:00 p.m. Adjournment:

Peg called for a motion to adjourn.

Hank Langstroth moved. Keevin Geller seconded. Voted. Unanimous. 4-0-0.

