

Conservation Commission Meeting  
Virtual Meeting  
November 16, 2023

This open meeting of the Sharon Conservation Commission was conducted remotely consistent with An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency, signed into law on June 16<sup>th</sup>, 2021, and as amended and extended through March of 2025. These provisions allow public bodies to meet remotely if reasonable public access is afforded so the public can follow along with the deliberations of the meeting. For this meeting, the Conservation Commission convened by video/teleconferencing via Zoom, and members of the public were provided with access information so that they could follow the meeting remotely. All votes were conducted via roll call.

The remote meeting was called to order at 7:33 pm by the Chair, Peg Arguimbau.

Roll call was taken of members and staff present and included: Chair, Peg Arguimbau, Keevin Geller, Stephen Cremer, and Susan Drisko. Alan Westman and Jon Wasserman were absent. Staff present: Josh Philibert, Conservation Administrator, and Jana Katz, Conservation Clerk.

Members of the public in attendance: DPW Superintendent Eric Hooper, Adam Kran, Sarah Price, David Hearne, Chris Sokolowski, Frank Xia, Meredith Avery, Ira Miller, Betsy Schneider, Julia Tavares, Robert Shelmerdine, Matt Watsky, Debbie Tatro, Laura Russell, and Siam Liao.

<b>7:35 PM</b>	<b>Continued Hearing</b>	NOI 000 Upland Rd. (Tree Lane), Eric Hooper Water Treatment Facility, DEP#SE280-0653
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DPW Superintendent Eric Hooper described DEP# SE280-0653, for a proposed water treatment facility located at Well #4 at 000 Upland Rd, also referred to as Tree Lane.

Building a new water treatment facility is necessary to bring the town's public drinking water supply into compliance with DEP's perfluoroalkyl and polyfluoroalkyl substance (PFAS) limits. Working with Environmental Partners, the DPW reviewed three of six wells in Sharon. The DPW considered Wells #2, #3, and #4 including two site designs at both Well #2 and Well #4. With a signed deal by June 24, 2023, financial assistance is available. Well #2 and #3 would cost \$42 to \$43 million. Well #4 plans would each cost \$36.4 million.

Available assistance: SRF Funding: 0% loan; Congressionally Directed Spending ("earmark") funding: \$3.5 million; American Rescue Plan (ARPA) funding: \$3.56 million; and the Build America, Buy America (BABA) waiver: \$1.8+ million

Due to safety concerns, the DPW did not pursue either option at Well #2 on Moose Hill Pkwy. The Well #3 plan brings Well #2 and #4 water to Well #3 separately, with water mains covering more distance than in any other plan. Added cost and risk made this an undesirable plan. The NOI proposes orienting the facility to protect the natural buffer between the well site and the residential neighborhood at Well #4. This option has a greater impact on resource areas. The updated Well #4 plan adds 16,000 sf of impervious area to the riverfront area, but decreases the amount in the first 100 ft. The wetland buffer zone would lose 385 feet of pervious area. Arguimbau and Hooper discussed a treatment plant at each site.

Resident Betsy Schneider expressed concerns about mitigation: tree sizes and survival rates.

Instead of prioritizing cost, Meredith Avery urged members to consider the differences between plans proposing riverfront area impacts and alternatives proposing none. Restarting the process would not likely jeopardize meeting the June 24<sup>th</sup> deadline, but legal proceedings would.

Hooper discussed the PFAS removal process in detail with Drisko. Avery and Hooper reviewed chemical delivery schedules, environmental impacts, and Water Department budgets. Abutter Julia Tavares requested noise study results.

Drisko expressed concern about allowing 15,000 square feet of impact in a riverfront area. Hooper said up to 10% impact is allowable. Price confirmed the total would be less than 10%.

Arguimbau asked Hooper for data before the next meeting: a cost analysis for a building treatment facilities at each site; and a horizontal drilling analysis of Well #3 and Well #4 plans. Philibert will map potential sites at each location for individual water treatment facilities.

**Motion:** to continue the hearing on DEP#SE280-0653 for a Water Treatment Plant located at 000 Upland Road to the December 7, 2023 meeting at 7:30PM.

Cremer moved

Drisko seconded

Geller – Aye, Cremer – Aye. Drisko – Aye, Arguimbau – Aye

4-0-0 Motion Passed

**8:42 PM Continued Hearing** NOI 700 S. Main St., Chris Sokolowski  
Ninety-Five, LLC, Parking Lot Reconfigur. DEP#SE-0654

Chris Sokolowski, Matt Watsky, and Bob Shelmerdine continued hearing for DEP# SE280-0654 for a proposed parking lot reconfiguration at 100 S. Main St. Sharon.

Sokolowski described a proposed infiltration facility at the southern end of the parking lot connected to the previously proposed pretreatment unit. Pretreated runoff and overflow will reach Beaver Brook. The system will be expandable for any future needs. Currently the lot is unable to infiltrate runoff. Plans would allow for 2,900 cubic feet (20,000 gal.) of runoff, akin to a one or two-year storm. Cremer, Arguimbau, and Sokolowski discussed snow storage. Philibert requested paper copies. The OMP will be registered with the NCRD.

**Motion:** to close the hearing and issue an Order of Conditions for DEP# SE280-0654 for a proposed parking lot reconfiguration at 700 South Main St. Sharon.

Geller moved

Drisko seconded

Geller - Aye, Cremer - Aye, Drisko - Aye, Arguimbau – Aye

4-0-0

**8:53 PM Discussion/Action Item** NOI Ext., 269 S. Walpole St. DEP#SE280-0614

Joseph Mazzotta

The commission agreed to extend DEP# 280-0614 for three years.

**Motion:** Motion to issue a three year extension of the Order of Conditions for DEP# SE280-0614 for a project located at 269 S. Walpole St. Sharon.

Drisko moved

Geller seconded

Geller – Aye, Cremer – Aye, Drisko – Aye, Arguimbau – Aye

4-0-0 Motion Passed

**8:55 PM      Discussion/Action Item      Encroachment, 3 Lily Lane  
Simon and Vlada Zilberman**

The Zilbermans will be a filing a Notice of Intent.

**8:56 PM      Discussion/Action Item      Lake Update**

Lake levels at 9.5 are low. Current water temperature in the 50's prevents cyanobacteria blooms.

**8:58 PM      Discussion/Action Item      Conservation Administrator Update**

Philibert informed members that work at the bogs meeting their requests is nearing completion.

Trowelshop Pond's boards are cracked or rotted resulting in low lake levels: more data needed.

**9:01 PM      Other Business      Approve Minutes for November 2, 2023**

**Motion:** Motion to accept minutes for October 19, 2023 as amended

Moved Stephen

Geller seconded

Geller – Aye, Cremer – Aye, Drisko – Aye, Arguimbau – Aye

4-0-0 Motion Passed

**9:03 PM      Other Business      Executive Session & Adjournment**

**Motion:** to enter into Executive Session for the purpose of discussing land negotiations and adjourning following the discussion.

Drisko moved

Cremer seconded

Geller – Aye, Cremer – Aye, Drisko – Aye, Arguimbau – Aye

4-0-0 Motion Passed