

Conservation Commission Meeting
Sharon Community Center
April 5, 2018

Peg Arguimbau, Chair, Alan Westman, Meredith Avery and Michael Donatelle were the members present. Jon Wasserman, Keevin Geller and Stephen Cremer were not present. The Conservation Administrator, Greg Meister, was also present.

A sign-in sheet is on file in the office listing other attendees of the meeting.
Meeting started at 7:45pm

7:45 PM – Notice of Intent, 6 Glenview, David Klayman

Razing and reconstruction of a single family home and associated utilities

Applicant David Klayman explained to Commission members that the home located at 6 Glenview is in disrepair. The foundation is compromised and he is looking to raze the existing home and build new. The proposed new home will be larger than the existing home, and will be about equal in square footage to other new homes in the neighborhood.

Chris Sanderson explained that the proposed plan is to build the new home about a foot further away from the wetlands. (However, as noted by Arguimbau, even though home will be further away from wetlands, due to proposed size of the home, more of it will be within the wetland buffer.) In addition to building the new home, the applicant plans on cleaning the yard area as it is currently a mess. The applicant is proposing to locate the septic system in the front yard. The old system will be removed and clean sand will be used to fill in the new system. Roof drainage will empty into drywells located towards the back of the home. The applicant does not plan on encroaching any further into the wetlands.

Erosion control is to the limit of work. The wetland line has been flagged. A silt sock will be installed. Meister expressed concern with where erosion control would be placed and the limit of work. He prefers applicant to place erosion control (Silt Socks) at the top of hill and to be clearly noted so that work does not go beyond the limit of work. Silt socks should be of compost material and Meister should be notified once erosion controls are in place so that he may inspect. In addition, Meister should be notified prior to any work beginning. To reiterate: Wetland line must be flagged, erosion control should be placed along the top of the hill at the 100 foot wetland marking, silk stock must be installed prior to any work beginning and must be of compost materials, all spoils are to be taken off site. If clean material is found under the existing home, then within the limit of work this material can be used for grading and spread out. Applicant shall provide to Commission office three copies of a revised plan which notes new limit of work and that silk socks should be of compost material.

This hearing will be closed pending receipt of DEP number and receipt of revised plan.

Applicant noted that he will be presenting to the Board of Health on April 27th.

There was an abutter present who had a question regarding the proposed septic variance. She was informed this did not fall under the Conservation purview, but the Board of Health which is meeting on April 27th.

Motion to close hearing
Westman, Avery (4-0-0)

8:00 PM - Notice of Intent, 127 Beach Street, John McGowan

Razing and reconstruction of a single family home, upgrading subsurface disposal system and associated site work with utilities

D. Oberlander, current owner of property, presented. Unfortunately, the builder, J. McGowan, was unable to be present this evening. Oberlander gave a brief overview of the history of this parcel. At one time this lot contained two homes, but was subdivided many years ago, by special permit of the ZBA. The existing septic system is connected to both the home located at 127 Beach Street as well as to the home located at 127R Beach Street.

At this time, the builder plans to raze the existing home and build another similar sized home, utilizing the existing foot print. As the builder continues to work on the plans, the home may be turned 90 degrees to better meet setbacks.

There are three wetland areas surrounding the property. The challenge for this property however, is the septic system. This is a shared system and is in failure. (127 Beach St & 127R Beach Street) There is high groundwater requiring mounded leaching fields in close proximity to the BVW to the rear of the properties.

Oberlander would like to separate the two septic systems. His property has an easement allowing for a septic system. The issue however, is that he is unable to locate the current owner of 127R Beach Street. Previous owners have passed away and the home went into foreclosure. He has tried to research who the current owner is, inquiring with the loan company as well as the town. Unfortunately, he has not been able to determine who the current owner is.

This makes it difficult for him to sell the property as the septic system (in failure) is both his septic system as well as the system for 127R Beach Street. And although he has an easement, without knowing who the property owner of 127R is, it is difficult to proceed.

Ideally, he would like to work with the owner of 127R Beach Street. At this point, he has designed a septic system for his property, as well as for 127R Beach Street but the systems would require a variance. These systems are expensive to build, but it would be more cost effective to build both at the same time. However, since the owner is not known this is difficult to do. Oberlander was hoping that he would be granted a variance for both parcels so that at this time, he could install his system, and when other owner is located, there would be a variance in place from them to install their system.

Town Engineering has approved Oberlander's septic design, which is an Innovative/Alternative System. (Singular System) The system will be mounded. Discussion ensued about location of septic system for 127 Beach Street and possibilities for 127R Beach Street. Oberlander has only asked Engineer for permitting of the septic system to be located at 127 Beach Street. Variances will be asked for at the Board of Health Meeting scheduled for the end of the month. What is problematic, is that since owner of 127R can't be located, it is not known what the plans are for that property, and Commission can't approve something which is not being proposed (at this time) to be built.

Oberlander explained that he has owned the land for over ten years. He has tried to determine the owner of 127R Beach Street, but has been unsuccessful. He is trying to make the most of a difficult situation. He understands approvals for a project which has yet to be designed and proposed is unusual, he would just like to be able to do something with his property at this time. In addition, he believes he is not proposing or designing a project for his parcel that will make potential problems for owner of 127R if they were to come forward, but, rather, he is proposing and designing a septic system which meets current regulations while leaving the opportunity for the owner of 127R to do the same for their potential system on their parcel. Oberlander is proposing to separate the current failed shared septic system, which is preferred by DEP. At the same time, Oberlander is trying to show the Commission that it is possible for two separate systems with potential approved variances (possible setback relief).

At this point the Commission can only approve relief for septic located at 127 Beach Street. If and when an applicant comes in regarding 127R Beach Street, the Commission will deal with that property. If what Oberlander is proposing (siting of septic) is the only place where septic can go, current Commission members believe relief would be granted. However, at this time, they can only comment on and provide relief from wetland regulations at 127 Beach Street.

The minutes from this meeting can be provided if requested. The meeting is also being televised, and tape of the meeting can be requested from Sharon Cable TV. Also, if requested, Meister can provide a letter on the meeting noting what was discussed at this meeting.

If Oberlander would like, the Commission can take a vote this evening on the plan which has been presented, however, the decision will only reflect the plan associated with 127 Beach Street only.

Abutter's: Sapphire

Mr. & Mrs. Sapphire were present this evening to relay concern over plan presented by Oberlander. They are fine with Oberlander updating and repairing the septic, however, they take issue with the town plan Oberlander is using and where the proposed septic system is being proposed. According to them, the town plan being used was never recorded or filed. From the point of the Sapphire's, they are concerned with town residents and others mistaking that the "Way" (as noted on town plan being used by Oberlander) leading up to 127 & 127R Beach Street will be construed as a town road, when in fact it is only right of way access to both 127 & 127R, and the driveway for their (Sapphire's) property.

Oberlander still must meet with the Board of Health and the Zoning Board. The Commission will look into this to see if it will be a problem to vote on the proposed plan for 127 Beach Street. The Commission's purview however is centered on wetlands. Meister explained that typically the Commission does not make motions or close hearings prior to other boards meeting, as things could potentially change from the point of ZBA or BOH.

Avery proposed that plans submitted by Oberlander be conditionally approved and that tonight's hearing, though continued, could be closed provided there are no substantial

changes from ZBA and BOH. Meister will provide letter to ZBA noting that Commission is fine with plans and proposed project as submitted by Oberlander.

This hearing will be continued to May 10th at 7:45Pm.

8:30PM Columbia Gas, Request for Determination

Chris Sanderson from Merrill Engineers presented. Project consists of replacing 765 feet of existing gas main on Beach Street. The pipes to be replaced are two inch gas mains dating back to about 1931. This is a typical installation. The length of replacement is approximately 700 feet. It is anticipated that from 80 to 300 feet will be worked on per day. The area will be restored to its original condition and all erosion control will be removed.

Trenches to be dug will be about four feet in depth. If water is encountered, dewatering will be put in place. Plans for dewatering should be in place prior to beginning of project given closeness to wetlands. Commission would like to know where the discharge is to take place. Sanderson is not sure when the project will begin. As part of conditions, a meeting with contractor should be held, and the office should have a plan of erosion control measures to be used as well as a plan for dewatering. Also, the office should be notified prior to any work beginning.

Motion: to close hearing with Negative Determination with conditions to be issued.
Donatelle, Avery 4-0-0

8:15PM Notice of Intent – 25 Tiot Street, Cape Club Builders, LLC

Hearing continuance for construction of 52 2 bedroom townhomes

Motion: to continue 25 Tiot Street hearing to next meeting scheduled for April 26th at 8pm

8:45pm BoyScout Presentation by Danny Rubinstein

SandyRidge/Beaver Brook Extension Trail

Rubinstein explained that as part of his Boy Scout project he would like to connect and extend the trails at Sandy Ridge with the Beaver Brook Extension. Map on file in the office. Currently, folks need to exit the trail at Sandy Ridge, walk up the street, and then reenter to continue on to the Beaver Brook Extension. The trail consists of some marsh areas and a small river is located along the trail. Rubenstein plans on installing one or two bridges/boardwalks (as will be needed). Blazes will be placed along the trail, similar to those used on other trails within Sharon.

The Friends of Conservation will provide some funding and Rubenstein is asking for some funds from the Commission. These funds will be used to purchase lumber and other essentials for the project. He would like to begin working on the trails in early to mid-May with a completion date towards the end of June.

Motion: to support and provide \$250 for purchase of supplies for the Sandy Ridge Trail Extension. Westman, Donatelle (4-0-0)

9pm: Lake Update: Siegal and McGrah

McGrath and Siegal were present to provide Commission members with an update on the lake. McGrath explained that currently, the water table is high. Compared to last summer, with high water levels, they believe that the lake should be OK through the month of July, with water maybe dropping in August.

Siegal mentioned that he led an effort to raise funds for a plaque to be placed at the Flume house honoring all of the work Cliff Towner did for the Lake.

Weeds. The survey last year noted that there was fanwort in the lagoon. This lagoon feeds into the lake. The Lake Committee believed that by treating the lagoon, it might help to prevent fanwort from appearing and spreading into the lake. Unfortunately, lake levels never lowered enough to be able to treat the lake. They hope to be able to treat the lagoon this year.

Suction Harvest. Divers were hired to “pull” weeds in the South Cove. Weeds were “suctioned” by the roots, using a special vacuum. Divers spent two full days pulling weeds. No chemicals were used and the Lake Management Committee believes this to be a good management tool. If the south cove looks good, Lake Management would like to use this method on a yearly basis.

Lake Management Committee has increased its budget substantially. They have been working with Solitude (formerly Lycott) who will perform annual surveys on the lake, monitoring plant life and looking for invasives. Specifically, both South Cove and Fletchers Cove will be looked at. The Lake Management Committee is trying to be proactive and provide communication with town residents. They try to update their Facebook page and their website. They are also working with recreation to ensure that recreation staff is trained in what to look for on boats and trailers coming into the boat launch.

Members signed vouchers for phone and postage reimbursement to Meister and Callan.

March 15, 2018 Meeting Minutes.

Motion: to approve minutes of March 15, 2018

Avery, Westman, 3-0-1

Open Space Survey

Arguimbau noted that she would like to have a working meeting dedicated to Open Space. She is proposing May 3rd. Regular meeting would then be on May 17th and May 24th if needed. Wasserman has worked with Berger of recreation. Berger will consult with Rec Advisory and review the data.

Town Master Plan. The company hired to complete the Town Master plan met. This company is familiar with the Town. They spoke about community outreach, etc... They will also be doing a survey.

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Next meeting April 26th, May 3rd

Motion to adjourn: Westman, Avery 4-0-0

Meeting ended at 9:30pm