

Conservation Commission Meeting
Sharon Community Center
June 20, 2019 – DRAFT

Margaret Arguimbau, Chair, Keevin Geller and Jon Wasserman were the members present. Absent were: Meredith Avery, Stephen Cremer, Michael Donatelle and Alan Westman. The Conservation Administrator, Greg Meister, was present.

A sign-in sheet is on file in the office listing other attendees of the meeting.

Meeting started at 7:45pm

Arguimbau noted that a quorum was not present and that Commission members not present will be advised to watch the meeting on line so that filings (RDA-21 *Livingston Rd*, NOI- *Prince Way/Bay Road* & RDA- *Beach Street, Grove Avenue & Clarke Street Water Main Replacement*) can be voted on at the next Commission meeting scheduled for July 11)

7:45 P.M. – Request for Determination, 21 Livingston Road

Reconstruction and structural expansion of existing dwelling and replacement of a cement pad in front of boat house.

Joel Fishman presented for the applicants Pamela and Glen Pomerantz. Fishman explained that the project was originally to renovate and put on an addition to the existing home. However, when the existing foundation was evaluated, it was found that it was in serious need of repairs. The decision was then made to take down the existing home and rebuild.

Plans for the project are on file in the office.

The current septic system will remain in place and will service the new home. There will be no increase in design flow. This system is approximately 125 feet from the wetlands. The rebuild of the home will be the footprint of the existing home with the addition of about 15 percent. The home will be approximately 142 feet from the wetlands and it is not anticipated that work will be close to the buffer zone. A rendering of the proposed new home was shown to Commission members. The new home will be similar to the existing home and will remain at 3 bedrooms.

Boathouse: Fishman showed Commission members photos of the existing boat house. He noted that there is a cement pad in which his clients would like to remove and replace with grass and pavers. There is also a path leading to their home in which they would like to put in pavers.

A Negative Determination will be issued. Pavers will go in as a condition. A limit of work should be put up noting the buffer area (to prevent machinery from going into the buffer zone). Continue hearing, with vote being taken at the next meeting.

Geller, Wasserman and Arguimbau noted that hearing will continue at the July meeting.

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8:00pm Notice of Intent

Prince Way/Bay Road, Construction of two cul-de-sac roads with associated grading, drainage and utilities.

Presenting for the applicant: Steve Gioiosa for Site Tech Engineering.
Bob Devin, legal counsel for applicant. The development consists of three parcels totaling approximately 23 acres of land. The proposed roadways are located to the south of Prince Way, west of Sharon and Bay Road, located to the east of Castle Drive.

Small subdivision road created as part of Castle Drive. The developer is proposing to create an 8 lot subdivision. Gioiosa explained that when Prince Way was developed, a link to the Stoughton connector was developed and is referred to as an *accepted right of way line*. Prince Way is one of the access points to the development. At Bay Road, on the east side of the project, the developer is proposing a road and cul-de-sac. There are wetlands on the property. Showing the map (on file in the office) wetlands are noted in green shading.

The proposal is broken into down into two components. 1.) One roadway will come into the development off of Prince Way; labeled as Road A on the map. This roadway is approximately 350 feet in length. Four “catch basins” (stormceptors) are being proposed; two before the cul-de-sac and two at the cul-de-sac. These stormceptors work as a detention basin as well as a recharge system. The developer believes this system will provide for better water quality and storm water mitigation for the site. The utilities necessary for the site will originate on Prince Way and will be for five homes. 2.) Bay Road; labeled as Road B on the Map, comes into the site from the east side of the project. This roadway is approximately 300 feet in length and will end in a cul-de-sac. Water will be drained back towards Bay Road. Stormceptors will be used on this roadway as well. Three homes are being proposed in this area.

The developer met with the Planning Board (PB) about upper section of the proposed project. The PB are concerned with the proposed water line extending beyond the dead end (of the water main) since this goes against the limits established by the community for dead end water mains. Gioiosa explained that many communities frown on extending dead ends with concern a big concern being stagnant water.

A preliminary review of the project is to bring the water main down through a main road to service the three houses, then extending the water main through the project and connecting to the dead end water main located at Penny Brook Lane. The applicant believes that by connecting the water main in this fashion, it would provide a public benefit as well as improve water pressure and water quality to the Castle Drive area. However, this proposal would require two crossings at Bordering Vegetated Wetland areas (BVW's). In looking at the project, two locations were noted; one with a crossing of approximately 322 sq. ft, and the other a crossing of 1,400 sq. ft. Putting in this roadway would require temporary alterations of the BVW's. Detail sheets are provided in the submitted plan noting how the area would be restored. The contractor for the project has done similar water main installations crossing BVW's.

Meister noted that the developer is required to present an alternative to the BVW roadway crossing which they have not. He also asked why a connection could not be put in at Penny Brook Lane. The representative noted that per the Town's regulations, water mains can't be extended beyond 500 feet of a dead-end.

Representative explained that by looping the water main it would be a good benefit, one in which water departments are looking for. The developer is trying to immunize or limit wetland alteration. Unfortunately, they believe they have no other options. They had hoped to connect on Dry Pond Road, but unfortunately are not able to do so.

Arguimbau asked if there were water lines going down Plain Street which the developer could potentially tie into. Gioiosa explained that the water main ends on Plain Street and that they do not have the ability to tie into the Stoughton water mains. Arguimbau asked why not as other services are shared between connecting towns. She asked Gioiosa if Stoughton was asked. Gioiosa replied he would address with the developer to see if this is an option. He did note that this was not their first choice as it was more expensive than what is being proposed. Further, they wanted to address the concerns of the PB.

Meister noted that he spoke with the engineering department today and engineering indicated that the section where five homes are being proposed would be able to receive some relief. He asked Gioiosa if the BVW crossing was necessary. Meister noted that the temporary alteration of the BVW was not really "temporary". More than one replication would be needed (based on the local by law). Meister would like questions answered.

Gioiosa noted that the PB denied the applicant's preliminary plan for the roadways because of the proposed water mains. He will speak with the developer and explore possible connection with the Town of Stoughton.

Meister noted he also had concerns with the road crossing servicing the three house lots.

Meister reviewed the wetland line several years ago and asked Gioiosa the status of the flags. Gioiosa noted that the flags have been reset and they are in the same location as the previous flags which were approved. Gioiosa noted that wetlands meander throughout the property. They are noted on the plan. The fifty foot and 100 foot buffer zones are noted on the plan. Meister asked the representative if anything else was being planned within the 100 foot buffer zone once decision from the PB. Gioiosa said that the plan was to come back for each individual home for some work within the 100 foot buffer. Meister informed Gioiosa that no new construction is allowed within the 100 foot buffer zone. Additionally, Meister noted that the Commission prefers not to do projects in a piecemeal fashion, rather, one filing is preferred.

Gioiosa noted that he would be able to provide the Commission with a Master Plan of the project. In developing the drainage calculations for the project, the allocation of building square footage, driveway square footage and lot area was looked at. He believes that any additional filings would only be for grading, landscaping, etc.... (based on what homeowners wanted). If the footprint of a home were to change, an amendment would be required, but they anticipate the footprint of the homes to be outside of the buffer zone.

Meister asked if a meeting with the PB has been scheduled.

Arguimbau asked if key features of the proposed project have been marked. She asked for more details to be marked including limit of work and the location of the proposed crossings as well as the location of the water mains.

As noted above, the Commission does not have a quorum so a vote on this project will take place at the next Commission meeting. Applicant will most likely need additional time, therefore will plan on the hearing being continued at the August meeting.

Abutters Concerns:

- Under the impression that wetlands could not be built on. Lives on Dry Pond Road. Why are trees being taken down now.
 - Trees were removed in order to put in test pits as required by the Board of Health.
- Will Prince way remain a dead end?
 - Yes - One project with two proposed roads
- Parcel B – will houses be built on this lot?
 - No, parcel B is not a buildable lot
- Concern with drainage. Last time development in the area, basement flooded.
 - Drainage Design will be reviewed by the Town to ensure design and analysis are correct. Stoughton is also concerned with drainage and has requested additional information.
- How long will the project take?
 - The project is market driven. To complete the roadways may take about 6 months. House construction will follow the market.
- Concern with noise from the project. Long term building projects are disruptive to neighborhoods. Would like to ensure trucks do not come onto the site and run until the permitted time.
 - PB has this authority and can limit the hours of construction among other considerations.
- What roads will be worked in for this project?
 - Nothing on Castle Drive. Limited work on Prince Way and Penny Brook Lane.
- Will blasting at the site be required?
 - Most likely some blasting will be needed for installation of utilities.

Arguimbau explained to abutters that the developer will need to present to the PB and they should receive notice of the hearing. PB looks at lot configuration and zoning, among other things. The meeting tonight is the first of many meetings for this project. Abutters will receive no other notice for Commission meetings on this project. They perhaps should have a contact person to follow notices of future meetings. Public meetings are listed on the website.

This hearing will be continued at the first meeting in August.
Wasserman, Geller and Arguimbau agreed.

8:15 P.M. Request for Determination

Beach Street, Grove Ave & Clark Street Water Main Replacement

Lauren Underwood, consulting engineer for DPW presenting. Two separate areas are being worked on. Beach Street to Grove Ave as well as Clarke Ave.

Beach Street – Wetland limit of work is marked on the submitted plan (on file in office). Work falls within 100 foot buffer zone, with a small flood zone noted. Being proposed and required is a 12 inch bio degradable filter sock to be placed within limits of work near the lake and all wetlands. Compost will be in the sock.

Clarke Court – Work within the 100 foot buffer zone will be minimal, mostly located at the end of the road. Filter sock will be located along the edge of the road and will serve to define the limit of work. Sedimentation controls will be in place. All proposed work is within town owned right of way. Trenches will be paved back to existing conditions.

Arguimbau asked if dewatering is expected. Underwood noted most likely and that details of dewatering process are outlined and noted on the plans/contract. Underwood also noted that a sub-pump will be on site.

The Commission will take this filing under consideration. As noted above, there is no quorum so this hearing will be continued and voted upon at the July 11th meeting.

If other Commission members agree, then a Negative Determination per plan will be issued

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Vouchers: members present signed

Arguimbau asked if anything will be encumbered. Meister responded that yes, there would be.

Next meeting is July 11. By then the Open Space Plan should have been distributed to the various boards/committees for review and comments. Arguimbau will provide Berger with a copy. Arguimbau noted that the Town Master plan will be wrapping up as well.

Memorial Plaque for Alice and Tom Cheyer

Alice Cheyer did a lot of work in preserving the land around Billings Street/Glendale Ave. Tom Cheyer was on the Conservation Commission for several years. Thought is to name a trail in that area in memory of the Cheyers.

Wasserman, Geller and Arguimbau adjourned