

Conservation Commission Meeting  
Virtual Meeting  
July 9, 2020

Roll Call of Attendance: Peg Arguimbau, Chair, Jon Wasserman, Keevin Geller, Stephen Cremer, Alan Westman and Colin Barbera were the members participating. Conservation Administrator John Thomas as well as Clerk, Linda Callan were also on the zoom meeting. Meredith Avery was not in attendance.

Potential speakers this evening: Eric Yenulievich and Fire Chief James Wright

The remote meeting started at 7:30pm

Arguimbau opened the meeting by reading Governor Baker's Executive Order of March 12, 2020. Per guidance from the State, Arguimbau noted that all votes would be taken by roll call.

**7:30 P.M - Informal Presentation: 40 Manns Hill Road – House Addition - Eric Yenulievich**  
Yenulievich informed Commission that he built his home in 2014. The home was a pre-fab and was constructed on site. Over time he realized that his dining area was not large enough to meet his family's needs and began thinking about putting on an addition. He was aware of the wetlands located at the rear of his property so he was looking into putting an addition on at the front of his home. He consulted with a builder and it was determined that a front addition would be more expensive to build (would need major reconfiguration of first floor) than an addition to the rear of the home. Yenulievich showed Commission members a recent plot plan of his property. Yenulievich explained that there is an existing deck at the back of his home and that is where he is proposing to build the addition. (Pictures of the back of the home, showing the deck, were also shown.) Yenulievich showed the septic as-built which showed the wetland buffer, which is approximately 100 feet from the home.

Yenulievich is present this evening to get a sense if this project is feasible and the Commission will approve.

A Commission member asked about the basement door near the deck. Yenulievich explained that he had a walk-out basement, and that it would remain. It is his hope to put up a one-story addition with an A frame roof where the existing deck is. To the right of the proposed addition, he is thinking of possibly adding a patio deck. He has spoken with the Health Department regarding the location of the septic and has been given the OK to proceed on their end.

A Commission member asked how far out the deck went into the buffer. Thomas answered that the deck was located somewhere between 75 to 100 feet within the buffer.

Westman mentioned that it was likely that the addition would have additional footing. Arguimbau asked about plans for the foundation. Yenulievich explained he has not gone that far, though in preliminary discussion with builder, a cantilever design was discussed which would have less impact to wetlands and would have a smaller footprint.

Wasserman asked if the wetland was isolated (yes) and how long ago the area was flagged (septic drawing is from late 2013-2014, however it is believed the delineation is older).

Westman asked about possibly putting in french drains around the footing to alleviate potential runoff into the wetlands.

Arguimbau informed Yenulievich that a Notice of Intent for the project would be considered. Nothing will be decided this evening. Yenulievich should work with his builder and figure out drainage, roof runoff, etc.....

Thomas noted that Yenulievich should contact a wetland scientist and the area should be re-flagged. In addition, the topography of the area should also be looked at. Two foot contours are sufficient.

Westman informed Yenulievich that he may wish to look into helicon piles which have been shown to have less impact on wetlands.

Yenulievich asked about which foundation design would be most appropriate and that the Commission would approve. Arguimbau explained that once a wetland line has been determined it will help to inform what can be done. Additionally, Yenulievich would need to work with the building department and their regulations. Thomas said he would provide guidance if needed.

**7:40 P.M - James Wright, Fire Chief, *Proposed water rescue lift***

Chief Wright explained to Commission members that the fire department would like for their Jet Ski to be staged at the lake. They are looking to place a metal personal water craft lift next to the boat dock, on the left side, in order to lower the Jet Ski quickly into the water. Placement of the lift would be located as far out on the dock as needed, with a very small foot print. The lift would be locked to prevent vandalism. The Chief does not believe anything within the lake will be disturbed. The lift will be installed at the beginning of the season and removed at the end of the season.

Chief Wright explained that currently, the process is to hitch up the Jet Ski trailer to a dedicated truck, then drive to the lake, back the trailer into the water and release the Jet Ski. The Chief believes that by having the Jet Ski already at the lake, precious minutes would be saved.

Arguimbau asked the Chief if Lake Massapoag was the only body of water the Jet Ski would be used on, as an exception to the Commissions bylaw for such water craft would need to be made. The Chief assured Arguimbau and the Commission that the Jet Ski is only used at the lake.

Cremer asked if there were any firefighting chemicals on the Jet Ski. Chief Wright responded the Jet Ski was only used for rescue, not for firefighting.

The lift has not yet been ordered. The Chief wanted to wait for approval from the Conservation Commission before ordering. The Select Board will discuss at their meeting next week, but they are in support. Berger, Recreation Director is also in support of staging the Jet Ski at the lake.

Geller believes the request to be reasonable and would be a benefit to the Town. He made the following motion:

To allow the installation of the Jet Ski lift at the lake with conditions as laid out in discussion with Chief Wright, with the Jet Ski to be only used at the Lake and location and time period of the lift as discussed above.

Geller, Barbara 6-0-0 (motion passes)

Geller – Aye; Barbera – Aye; Wasserman – Aye; Cremer – Aye; Westman – Aye;  
Arguimbau - Aye

The Fire Chief will phone office when the lift is to be installed.

The hearing for Sharon Gallery will be continued to next Commission meeting; August 13.  
Prince Way Roadway should be scheduled for the 13<sup>th</sup> as well.

Arguimbau informed all that there would be one meeting in August, and two in September.  
She also noted that the Commission would not be allowed to meet in person prior to July 20,  
but hopefully the August meeting can be held in the ballroom. She has talked with  
Turkington and will let everyone know if this is a possibility.

Arguimbau also informed the Commission that Lisa Whelan, of Gelerman and Cabral (Town  
Counsel) is leaving. She has been part of Town Counsel for many years and has been  
instrumental in assisting and helping the Commission. Arguimbau would like to recognize  
Lisa Whelan's work in protecting land in Sharon and to thank her for her countless hours of  
work.

#### **Other Business**

Arguimbau asked Thomas to contact folks regarding Maskwonicut Bridge and to have them  
come in and provide an update.

#### **Approval of Meeting Minutes**

##### **June 4, 2020**

Change wording of the motion for turf field to read as follows:

Motion to allow installation of turf field fails; 5 opposed two in favor.

**Motion:** to accept meeting minutes as amended

Wasserman, Cremer 6-0-0 (motion passes)

Roll call: Geller – Aye; Barbera – Aye; Wasserman – Aye; Cremer – Aye;

Westman – Aye; Arguimbau - Aye

##### **June 25, 2020**

Minor typo errors

**Motion:** to accept meeting minutes as amended

Wasserman, Cremer 5-0-1 (motion passes)

Roll call: Geller – Aye; Barbera – Aye; Wasserman – Aye; Cremer – Aye;

Westman – Abstain; Arguimbau - Aye

#### **Lake update.**

Lake is at 10. 2, and for this time of year, is higher than normal. Lake testing has shown a  
high bacteria count at the Community Center beach. Results have been fine at Veterans  
Memorial.

**Motion:** to adjourn

Cremer, Barbera 6-0-0 (motion passes) Roll Call Vote: Wasserman-Aye, Cremer-Aye,  
Barbera- Aye, Geller-Aye, Arguimbau-Aye; Westman – Aye

Meeting adjourned at 8:30pm