

Conservation Commission Meeting
Virtual Meeting
January 7, 2021

Roll call was taken of members and staff present included: Peg Arguimbau, Chair, Meredith Avery, Vice Chair, Jon Wasserman, Keevin Geller, Stephen Cremer and Colin Barbera. Alan Westman was not present. Staff present included John Thomas, Conservation Administrator and Jana Katz, Clerk

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. She then reviewed the ground rules for the meeting.

The remote meeting was called to order at 7:30pm. Avery arrived at 7:32.

Possible speakers included: Pasqualino Pannone, Chaim Stramer and Hannah Cohen.

7:30 PM Notice of Intent 17 Castle Drive
In-ground Swimming Pool
Shaunelle and Brian Ciccariello, property owners

Thomas stated that the applicants have requested a continuance as their surveyor has not seen the property. They will contact the commission when they have appropriate information.

Motion: To continue hearing until notification by applicant

Cremer moved
Wasserman seconded
Avery-Abstain, Barbera-Aye, Geller-Aye, Cremer-Aye, Wasserman-Aye, Arguimbau-Aye
5-0-1 (Motion Passed)

7:36 PM Approval of Meeting Minutes

Arguimbau asked for comments and Cremer noted that Barbera was spelled wrong and one word should be corrected. In the portion discussing electronic signatures, "fine" should replace "find."

Motion: To accept meeting notes from December 17, 2020 as amended.

Wasserman moved
Barbera seconded
Barbera-Aye, Wasserman-Aye, Arguimbau-Aye, Avery-Abstain, Geller-Abstain
5-0-1 (Motion Passed)

7:38 PM - Signatures

Katz stated that Geller and Westman need to sign the document at Town Hall for electronic signatures. Katz offered to bring the signature sheet to everyone who has not yet signed to get signatures. Arguimbau and Katz will clarify who needs to be there to authorize the signatures in front of the Town Clerk. Geller stated he will sign the paper on Friday morning. Arguimbau stated that it is likely that before the next meeting they will be certified and useable for documents. Thomas confirmed it is likely the document can be formally registered at the Norfolk County Registry of Deeds before the next meeting.

7:39PM- Lake Update

Thomas stated the lake levels have been abnormally high with all the snowmelt and precipitation over the Christmas holiday. After gradually releasing water over two days, the lake levels are back to where they should be at point in the season.

7:41PM- Other Business

Thomas will be going to 176 Mansfield Street on January 8, 2021 to review potential riverfront area on the property to see if property owners need to file with the Commission before demolishing multiple structures on the land.

Arguimbau confirmed she will be reviewing the minutes for 2020 from Katz for the Annual Town Report.

7:43PM- Discussion

7 Robin Road – Pasqualino Pannone, property owner present asking Commission to state whether or not his property contains a wetland.

Pannone stated he had recently sent documentation to the Commission for review. There was a deed restriction on the property due to its proximity to a leech field and wetland in the backyard. The location and presence of the wetland are now in question. Pannone hired a wetland specialist to assist him challenging the Board of Health to see if a deed restriction is necessary and/or appropriate. The specialist determined there was no wetland. Pannone was told the specialist needs to submit a formal report. Documents addressing the presence of wetland plants and soils were sent to Thomas. Pannone would like the Commission to review this information. If the findings state there is a wetland, Pannone would like to see town documents confirming it.

Arguimbau stated she did see a copy of the report and told Pannone an Order of Resource Area Delineation is what he seeks. To receive an ORAD, an applicant submits a request for an ANRAD and uses a report as a basis for information. The commission would have a hearing and react to the filing. There would be a definitive answer to the filing. Arguimbau stated a reaction to his letter could not happen at this hearing and referred the applicant to the website for the ANRAD form. Arguimbau asked for any other comments.

Pannone asked where the information is located that the Board of Health used to determine there is a wetland on his property. Pannone stated he is looking for documentation.

Arguimbau answered that the Commission would look through files but there would be no determination without an ANRAD.

Pannone asked who does that and Arguimbau answered that an ANRAD request is done by the applicant. Pannone questioned who will do the delineation? Arguimbau asked if the wetland specialist did any flagging on the property. Pannone stated he did not see any flagging.

Pannone answered Arguimbau's question as to when the assessment was done: December. Arguimbau stated it is problematic from November to March to confirm that

validity of a wetland. Avery asked if there was a report stating there no wetlands on the property. Pannone said the specialist stated there were no wetlands on the property. Avery confirmed it is troublesome to assess the area in December.

Thomas will forward the report to all Commission members. Arguimbau restated the need for an ANRAD and that Pannone may need to wetland scientist to review the property again. Thomas stated he will send Pannone a checklist for the ANRAD application. Arguimbau stated the Commission meets the first and third Thursday of every month. Arguimbau answered Pannone's question as to whether he could fill out the ANRAD application himself in the affirmative. Avery instructed Pannone to send the application to DEP and the Commission.

Arguimbau asked if anyone else had comments on the matter. Mr. Stramer was asked directly and after no answer the Commission moved on to other matters.

Other Topics- (continued)

Arguimbau stated the turtle habitat restoration area near Laurel Road will be going up soon and notification was sent to neighbors in the area. Arguimbau also updated the Commission about the cranberry bogs: that more information is needed from property owners before any decisions about revitalizing can be made. Arguimbau stated the Cape Club is moving along; that there is no update on Sharon Galleries.

She asked Thomas if there is an update on the Edgehill Road fence. Thomas said there is no update. He stated there is a Lake Management meeting in the coming weeks and Barbera and Thomas will be attending. Thomas answered Arguimbau's question about an update for Briggs Pond: none yet.

Thomas updated the Commission on the digitizing project at the office, over 100 files have been uploaded to the server and put into a database. There are close to 600 Notices of Intent. He has also been reviewing old files at Town Hall for background on current projects.

8:00PM- Election of Officers

Arguimbau was reelected as Chair of the Commission and Avery was reelected as Vice Chair.

Motion: To reelect Margaret Arguimbau as Chair of the Conservation Commission and Meredith Avery as Vice Chair of the Conservation Commission for the Town of Sharon.

Geller moved

Barbera seconded

Barbera-Aye, Geller-Aye, Wasserman-Aye, Cremer-Aye, Avery-Aye, Arguimbau-Aye
6-0 (Motion Passes)

Other Business-

Next meeting will be January 21, 2021. Wasserman has a conflict and will not be there. Thomas noted that the office has created a live document schedule that can be changed as needed.

Motion: To adjourn

Cremer moved

Wasserman seconded

Geller-Nay, Barbera-Aye, Wasserman-Aye; Cremer – Aye, Avery- Aye, Arguimbau-Aye,
6-0-0 (Motion passed)