

Conservation Commission Meeting
Virtual Meeting
March 4, 2021

Roll call was taken of members and staff present included: Peg Arguimbau, Chair, Meredith Avery, Vice Chair, Stephen Cremer, Keevin Geller and Colin Barbera. Alan Westman arrived at 7:33PM. Jon Wasserman 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.

7:34 PM	Certificate of Compliance PCOC, Everett Street Improvement DEP# SE 280-0560
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Thomas shared his screen with plan maps showing proposed work. The applicant was not present but Thomas explained the current progress on the plan on the applicant's behalf. The road has been completed with the exception of the top parts of the paver. Additionally, two lots on the map do not have houses on them yet. Erosion controls are still in place. Portions of the planned residences are in the buffer zone. It is currently outside the water quality basin's growing season and there is a need to make sure there will be soil enhancement measures. These aspects will need to be addressed when a final Certificate of Compliance is requested. Thomas recommended issuing a Partial Certificate of Compliance as the layout seems to be in the right location and the applicant can file for a final COC later.

Arguimbau agreed with Thomas' recommendations and asked if there were any questions, there were none.

<p>Motion: To issue a Partial Certificate of Compliance with appropriate comments made by Conservation Agent/Administrator, John Thomas.</p>

<p>Geller moved</p>

<p>Avery seconded</p>

<p>Avery - Aye, Geller - Aye, Cremer - Aye, Barbera - Aye, Westman - Aye, Arguimbau - Aye</p>

<p>6-0-0 (Motion Passed)</p>

7:37 PM	Discussion Topic OOC, 164 Beach Street Plan Substitution
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Paul Liberman, Hilary Burskirk, and Michael D'Angelo from MDLA, were present for the discussion. Paul Liberman, property owner, began the discussion. In October 2020 the Commission issued Orders of Condition for 164 Beach Street for plans to build a swimming pool. The applicant wanted to bring the final design plan before the Commission to make sure they can begin construction in the Spring/Summer.

Thomas shared his screen and the applicant outlined the earlier proposal as well as changes. The changes include: reducing deck square footage by 200 square feet, increasing the distance from the location of the pool to the red zone, decreasing the pool width, removing the infinity edge which will address overflow issues, and installing less grading areas to result in less disturbance. Additionally it was noted: all retaining walls removed from design and project sized has been reduced.

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Arguimbau asked if the applicant was requesting an amendment to the Order of Conditions. She suggested the amendment reference the new plans and that the new plan be sent to DEP. The Commission could issue an amended Order of Condition relative to the new plan. Arguimbau stated the vote could be taken at the next meeting provided all paperwork is completed by then.

The applicant clarified a question posed by Cremer – that the plan shows the original in red and the black lines are the proposed amendments. Avery noted the new plan includes significantly less intrusion into the buffer zone. Avery confirmed next steps: write a formal amendment to the current Order of Condition referencing the new plan framed as an amendment to the Notice of Intent, notify abutters, and notify DEP.

Arguimbau told the applicant that there is a 10 day appeal period where the applicant can begin “work at your own risk.” Legally, the 10 day period provides people the right to voice rejection to the order.

The property owners asked if it would be ok to begin work under the previous Order of Conditions during that period. Avery confirmed that the previous order still stands and that would be feasible.

7:52 PM - Other Business Ethics Training

Arguimbau reminded members to take the mandatory Conflict of Interest training and provide proof of completion to the Town Clerk’s Office or with Katz at the Conservation Department.

7:53 PM Other Business Summer Steward

Thomas updated the Commission that the Town Administrator, Fred Turkington, approved hiring a summer steward position for land management and property investigation. Thomas circulated a draft of the internship posting and welcomed comments. The position will be posted in May per approval at Town Meeting with a target start date of July 1. Arguimbau stated this will be a discussion topic on the next meeting as members can discuss any priorities to include in the job posting.

7:54 PM Other Business MVP Planning Grant

Currently no update from last meeting.

7:54 PM Other Business Scavenger Hunt

Katz informed the Commission that she spoke with Town Clerk Mark Hogan who is very active with the Sharon Boy and Eagle Scout Troops who may be joining the initiative. They discussed asking the Scouts to place the geo cache items and monitoring progress of the Scavenger Hunt. There could potentially be badges the scouts could earn for participating.

7:55 PM Other Business Approve Meeting Minutes

Arguimbau, Avery, and Cremer suggested edits.

Motion: To accept minutes as amended

Cremer moved
Westman seconded
Avery - Aye, Geller - Aye, Cremer - Aye, Barbera - Aye, Arguimbau –Aye, Westman - Aye
6-0-0 (Motion Passed)

7:56 PM Other Business Signatures

Katz noted that Westman, Avery, Cremer, and Geller have documents at Town Hall for signatures. She noted digital signatures will be utilized once all members have sent in a digital signature to be filed with the Registry of Deeds.

7:58 PM Other Business Lake Update

There is a large portion of the lake that is no longer frozen.

7:59 PM Other Business Other Topics

Arguimbau informed that Commission there is a new Conservation Restriction document in draft form. She also asked if anyone knows a good surveyor that is close by and reasonably priced.

8:01PM Other Business Stormwater Bylaw

The next agenda will include reviewing language in the proposed Stormwater Bylaw.

8:02PM Other Business Community Preservation Committee, Manns Pond, Tree Removal

Geller met with the Community Preservation Committee and there is discussion about a land swap with the Recreation Department for passive recreation land to be turned into ballfields. The matter may come before the Commission formally at a later date.

Thomas met with the DPW to discuss funding for Manns Pond dam projects. There is more than previously thought at the last meeting.

Thomas is putting together a tree removal policy which will be finalized before circulating to the Commission. Kevin Weber and the Select Board will need to approve it.

8:06 Motion to Adjourn

Cremer moved
Avery Seconded
Avery – Aye, Geller – Aye, Cremer – Aye, Barbera – Aye, Arguimbau – Aye, Westman -Aye
5-0-0 (Motion Passed)