

Conservation Commission Meeting
Virtual Meeting
June 17, 2021

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

Arguimbau opened the meeting by reading Governor Baker's Executive Order of March 12, 2020. As of June 15, the measure was extended in An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency, allowing by Governor Baker to continue to permitting virtual public meetings until April of 2022. 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.

7:37 PM	Discussion Topic(s) Eagle Scout Project – Lakeview Street to Waterfront Bennet Snyder
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Sharon resident Bennet Snyder came before the committee seeking permission to construct a trail connecting Lakeview Street to the Massapoag waterfront. He met with Sharon Friends of Conservation and Kurt Buerman to walk the site of the proposed trail and discuss what overgrown foliage would need to be removed. Located near the Massapoag Yacht Club, the proposed project also includes a bench by the water.

Snyder stated it would be a single line trail with a marked trail head. He also described two options for the bench at the end of the trail by the water. One would be just a bench and one would be a bench on a small platform.

Avery noted the tooth cup population could create complications as the location is in the National Heritage area for tooth cup. Due to the front area being a sensitive area the small platform may just have to be a bench to minimize covering existing growth.

Snyder will be meeting with Thomas to discuss the project in the field. The topic will be put on the agenda for July 1, 2021.

7:45 PM	Public Hearings NOI DEP# 280-0630 15 Laurel Road Paul Coles, Carport Construction
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Cameron Gray from Bay Colony Group presented on behalf of the property owner, Paul Coles. Gray shared his screen to discuss the Notice of Intent for 15 Laurel Road, an existing lot located on the north side of Laurel Road containing an existing two-story home with wetlands located on the entire rear of the lot. The entire lot is located on wetlands or within the 100 foot buffer. The majority of the lot is within the flood plain with a base elevation of 262.

The proposed two vehicle car port will be constructed over an existing driveway with a 16x24 foot wood frame and metal roof. No walls will be constructed. Support posts will be 16x48 sonotube concrete footing, the location will be 59 feet from the wetland at the closest point. The only buffer zone alteration will be digging of the holes for the footing. Work will be performed on previously disturbed area: the existing driveway and lawn. There is a six foot fence which will act as a barrier between the proposed plan and wetland. The applicant does not believe erosion controls are

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necessary. Thomas informed commission members he had visited the site and water will pitch towards Laurel Road and not the wetland. There were no other comments or questions.

Motion: Close the hearing and issue an OOC per plan.

Geller moved

Barbera seconded

Avery – Aye, Geller – Aye, Barbera – Aye, Westman – Aye, Arguimbau – Aye

5-0-0 (Motion Passed)

7:52 PM Other Business Approve Meeting Minutes

Arguimbau sent Katz requested amendments to June 3rd meeting minutes via e-mail.

Motion: Motion to approve meeting minutes as amended from June 3, 2021.

Geller moved

Westman seconded

Avery – Abstain, Geller – Aye, Barbera – Abstain, Westman – Aye, Arguimbau – Aye

3-0-2 (Motion Passed)

7:53 PM Other Business Signature Pages

Thomas informed the commission there is a 21 day requirement to issue permits as the the State of Emergency has been lifted; the commission must go back to signing with wet ink signatures as well. If members cannot visit Town Hall to sign permits, they can contact the office to schedule a time when staff can bring documents to a members' home for signing purposes. Unless requiring notarization, the documents will be left in the Conservation Commission inbox located at Town Hall.

Geller asked about live meetings and Arguimbau informed him that they will not be held until September. The provisions allowing remote meetings has been extended until April of 2022.

7:55 PM Other Business Violation

Thomas found out who owns two motorized aquatic vehicles located at 63 Beach Street on Conservation Property. He is also addressing other issues on the property including a fire pit.

7:56 PM Other Business Summer Meeting Schedule

The commission will meet on July 1, 2021 and again on August 5, 2021.

7:57 PM Public Hearings NOI DEP# 280-0633

113-115 Norwood Street Matt Grosshandler, Driveway

Matt Grosshandler presented on behalf of the property owners, Shkelqim and Rezarta Molla. Abutter Brenda Rava was also present. Both addresses, 113 and 115 Norwood Street appear

on the NOI because the driveway servicing 115 Norwood Street will cross an easement on 113 Norwood Street. Grosshandler described the original driveway as a historic road that was part of the Old Bald Hill Farm, before homes were built. The current driveway is narrow with pitches as high as 14% in certain places. Police, Fire, and other service vehicles cannot access the residential homes via the current driveway. The proposed driveway is compliant with the Town Engineer, Building Department, as well as the Fire Department.

Grosshandler shared his screen showing that most of the work will be done outside of the buffer. There will be 70-75 square feet of work within the 100 foot buffer. Grosshandler answered a question posed by Arguimbau: there will be no work done on the property located at 6 Bald Hill Drive.

Arguimbau and Geller visited the site on June 2, 2021 after the initial hearing for 119 Norwood Street. He stated there will be respect paid to natural topography. Maintaining the existing grade and vegetation outside the work zone remain a priority.

Arguimbau identified a distinct curve in the driveway necessitating erosion control by the proposed base. Grosshandler said that there is a permanent swale that will go in on the northern side of the driveway. It will be prepared with riprap and will eventually terminate in a recharge basin. Hay bales and silt fencing are part of the proposed plan as well. Arguimbau asked Thomas for suggestions as to erosion control.

Thomas agreed additional erosion controls would benefit the project. He noted that he will be performing the storm water inspections himself per the conditions set forth in the OOC for 119 Norwood Street (DEP# SE280-0632).

Molla stated he is comfortable and has discussed the plan Grosshandler. There were no other questions or comments. The office received green cards with respect to abutter notification.

Motion: To close the hearing and issue an OOC for 113-115 Norwood Street (DEP#SE280-0633) per plan with the potential for modifications as Conservation Administrator, John Thomas, performs site inspections.

Geller moved

Barbera seconded

Avery – Aye, Geller – Aye, Barbera – Aye, Arguimbau – Aye, Westman – Abstain

4-0-1 (Motion Passed)

8:12 PM Other Business Storm water Bylaw and Regulations

Arguimbau would like Thomas to contact Kerry Snyder to see about scheduling for the July 1, 2021 meeting and asked members to read through the documents pertaining to the Storm water Bylaw and Regulations before the meeting. If there is a November Town Meeting, the language would need to be submitted by August to be printed in the warrant.

8:12 PM Other Business Lake Management

Solitude will be presenting the Conservation Commission with a proposed plan for herbicidal treatment on Lake Massapoag.

**8:17 PM Continued Public Hearings AOOC DEP# 280-0602
25 Tiot Street, Residential Construction**

Thomas read an e-mail from Shane Oates:

Good morning John,

We are still working on the detailed calculations for the Commission.
If we could continue to the next available public hearing that would be greatly appreciated, we should have calculations complete by the end of next week.
Thank you.

Best regards,
Shane M. Oates
Partner, Senior Project Manager
Center Mount Land Development, LLC

Motion: To continue the AOOC hearing for DEP# SE280-0602, 25 Tiot Street, until July 1, 2021.

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

8:19 PM Other Business North Main Street Townhouse Development

Thomas informed members that there is a proposed development project occurring at 303 North Main Street. Construction at that location came before the Commission in the past, Greg Meister, former Conservation Administrator, reviewed an informal presentation with Geller.

Thomas discussed securing a Conservation Restriction on a portion of the property, he will send over related documents to members. The project may include residential units and 40B housing. Thomas will meet with botanists to discuss grading, storm water, and land within Conservation Commission jurisdiction. Bill Buckley from Bay Colony represented on behalf of the developer.

8:19 PM Other Business Conservation Regulations Revisions

Arguimbau asked that everyone read through the current draft of Conservation Regulations prior to a vote which will be taken on July 1, 2021 and put the regulations into effect. Thomas informed the Commission that an NOI was filed for 61 Eisenhower and the matter has been put on the agenda for July 1, 2021.

Thomas informed the Commission that Heights Elementary School submitted an application for parking reconfiguration and pickup orientation. Arguimbau noted there is a wetland area on the property that has been fenced off and will be easy to delineate where work can and cannot be performed.

Barbera asked Thomas for an update on dock monitoring in the Lake. Thomas told the Commission of an upcoming assessment he will make with the Fire Department by boat on Wednesday June 23, 2021 at 9 AM. Thomas has utilized Google Maps to see in real photos when docs were installed in the 1980s and 1990s. Thomas mapped out current docs and floating platforms with location pins. New regulations are necessary. There is no active harbor master monitoring daily activity during boating season so enforcement will be difficult. Thomas is trying to coordinate efforts with the Lake Management Committee.

Arguimbau noted that because Lake Massapoag is considered a Great Pond there are other permits required by the state. Avery informed the commission that even if an NOI comes before the commission it will be a public access question as well as considering if there is harm to land under water.

8:36 PM	Other Business	Dam Management Contract – GZA Approval
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Money for dam management will go into the land management account. There are two proposals, each totaling around \$22,000. Peter O’Cain has worked with GZA on Manns Pond this year. Katz will contact Melissa Imbaro for information regarding signing the contract and the official start date for beginning work. She will also coordinate signatures for the GZA contract.

<p>Motion: To accept the GZA proposals for the work minus Mann’s Pond proposals and approve the contract.</p>
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<p>Westman moved</p>

<p>Barbera seconded</p>

<p>Avery – Aye, Geller – Aye, Barbera – Aye, Westman – Aye, Arguimbau – Aye</p>

<p>5-0-0 (Motion Passed)</p>

8:37 PM	Motion to Adjourn
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<p>Motion: To adjourn at 8:37 PM on June 17, 2021</p>
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<p>Geller moved</p>

<p>Barbera seconded</p>

<p>Avery – Aye, Geller – Aye, Barbera – Aye, Westman – Aye, Arguimbau – Aye</p>

<p>5-0-0 (Motion Passed)</p>
