

Conservation Commission  
Meeting  
Sharon Community Center  
November 15, 2012

Peg Arguimbau Chairman, Elizabeth McGrath, Linda Orel, Stephen Cremer, Keevin Geller, and Hank Langstroth were the members present. Commission Member, Christine Turnbull, was absent from the meeting. The Conservation Administrator, Greg Meister, was also present.

7:45 p.m. Kelly Killen, Engineer, from Coler & Colantonio; Fred Bottomley, Operator of the Cranberry Bogs west of Old Post Road; Richard Kershaw, Representative, from Sharon CF II LP c/o Congress Group, Inc., met with the Commission and submitted the following proposed revised drainage plans concerning the proposed Sharon Commons Development Project:

- “Bog Restoration Key Plan, Old Post Road, Sharon, MA, Sheet KP,” November 1, 2012:
  - Proposed Bog Replication Area 1: 15,790 s.f.
  - Proposed Bog Replication Area 2: 19,645 s.f.
  - Proposed Bog Replication Area 3: 3,230 s.f.  
Total 38,665 s.f.
  - Proposed Bog Impact: 27,700 s.f.
  - Proposed Bog Replacement Ratio 1.4: Replacement
- “Area 1, Bog Restoration Plan, Old Post Road, Sharon, MA, Sheet RP-1,” November 1, 2012:

Mr. Bottomley explained that the scope of proposed work in the northern section of the proposed project site has not changed since the previous proposed Bog Restoration Plan, Sheet RP-1, dated October 18, 2012 was presented to the Commission. Mr. Bottomley requested that the Commission reaffirm their vote of approval taken at their meeting of October 18, 2012 concerning the concept of the proposed revised plan that includes the connection of a proposed new constructed bog area to the existing bog area and squaring off the existing bog area with a dike road. Mr. Bottomley explained that Linda Rinta, USDA Representative, hired by the Congress Group, has inspected the proposed site and is ready to prepare a USDA Government Farm Plan upon the Commission’s approval of the proposed bog restoration plan. Following approval from the Commission, the USDA Government Farm Plan will become a condition of the proposed modified Order of Conditions issued by the Commission.
- “Area 2 Bog Restoration Plan, Old Post Road, Sharon, MA, Sheet RP-2,” November 1, 2012:

Mr. Bottomley explained to the Commission that the elevation of Old Post Road is 251 feet. The existing bog area is 246 feet. The elevation of the proposed new constructed bog area is also designed at 246 feet. The new constructed bog area is proposed to be built under new standards and will be included in the USDA Government Farm Plan. The new constructed bog area will connect to the existing bog because it is at the same elevation coming from an upland gradient area. The proposed new constructed bog area will contain either Howes Cranberry vines or hybrid vines suitable for dry harvesting.
- “Area 3 Bog Restoration Plan, Old Post Road, Sharon, MA,” Sheet RP-3, November 1, 2012:

Mr. Bottomley explained to the Commission that the scope of the proposed work involves the connection into Billings Brook. As discussed at the previous meeting with the Commission, Mr. Bottomley proposes to retain the old water channel for its residual water source. The representative from USDA concurred that the existing drainage flow should not be changed. The potential stormwater flow from the high gradient point of Old Post Road will flow down into the old water channel, picking it up at the left corner of

*Area 2.* The proposed installation of a 30” RCP to connect into a stormceptor system for cleaning any potential water flowing into southern end of *Area 3*. Then, any potential water flow would empty into the open channel canal, used as a bypass canal, and discharge into a retention/detention basin in *Area 4* before emptying into the back end of Billings Brook.

Mr. Bottomley explained that when the bog property was taken in 1959-1960, some of the water channels that border the state highway property were never blocked off. The USDA Government Farm Plan will include language that requires the channels to be blocked off. The installation of a flume is being proposed to control the sand/salt and stormwater runoff from Route 95 from seeping into the bog area.

“Area 4 Bog Restoration Plan, Old Post Road, Sharon, MA,” Sheet RP-4, November 1, 2012 was submitted to the Commission defining the proposed brook / bog channel areas, proposed weir outlet structure, and stormwater management area.

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“Erosion Control Details & General Notes, Old Post Rd., Sharon, MA,” Sheet GN, November 1, 2012 was submitted to the Commission outlining the proposed siltfence detail, etc.

Peg requested updated information concerning the issue of a proposed easement or conveyance of property regarding the “finger” of the bog area shown as being part of the commercial property on the proposed Sharon Commons Development Project plan.

Kelly Killen explained that Item #2, Contribution of Wetlands and Bogs, of the 2007 Commercial Development Memorandum of Understanding, states that whether through easement or property, conveyance is required prior to the issuance of any building permit for the proposed development project.

Mr. Bottomley indicated that language should be included in the USDA Government Farm Plan concerning this issue.

Kelly Killen explained that the upper pond area is also part of the whole bog configuration and is shown as being part of the larger commercial property on the proposed Sharon Commons Development Project plan. He indicated that the upper pond area should also be conveyed if it is not needed for the proposed development project.

Mr. Bottomley indicated that Linda Rinta would be contacting the office of the Commission about the Farm Plan.

The proposed bypass canal plans are still pending Tom Houston’s review.

Peg called for a motion to accept the proposed revised plans for the bog restoration of the Old Post Road area as presented.

Hank Langstroth moved. Linda Orel seconded. Voted. 6-0-0. Unanimous.

## 8:15 p.m. Approve Past Meeting Minutes:

Peg called for a motion to approve the October 4, 2012 Meeting Minutes as presented.

Stephen Cremer moved. Keevin Geller seconded. Voted. 4-0-2.

Peg called for a motion to approve the October 18, 2012 Meeting Minutes as presented.

Elizabeth McGrath moved. Linda Orel seconded. Voted. 4-0-2.

Peg called for a motion to approve the November 1, 2012 Meeting Minutes as amended.

Stephen Cremer moved. Keevin Geller seconded. Voted. 5-0-1.

## 8:25 p.m. Signatures:

The Commission signed bills.

## 8:30 p.m. Old/New Business:

Recommendation by the CPC to support the Warrant Article for the upcoming December 3, 2012 Special Town Meeting concerning the rehabilitation of the existing Sacred Heart property:

Peg explained to the members of the Commission that the members of the CPC voted last night to support the Warrant Article for the December 3, 2012 Special Town Meeting to allocate the sum of \$315,000 from the Community Preservation Fund for the rehabilitation of the Sacred Heart property for recreational use. The rehabilitation of the property includes the demolition of the existing structures.

*Peg recused herself from the following discussion due to the previous work performed by the Applicant at her residence.*

*Hank Langstroth, Acting Chairman, officiated the meeting at this point*

- The Commission discussed closing the RDA Hearing continuance for 186 Billings Street:  
The Applicant for the proposed project was absent from the following discussion:  
The Commission reviewed the previous Request for Determination Application filed by the Applicant, Carl Husselbee, on October 4, 2012.

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The proposed project involves the construction of a 16' x 16' addition on concrete piers in the back section of an existing single-family house at 186 Billings Street. Following the Commission's review of the Applicant's proposed project, it was the consensus of the Commission to approve the proposed project per submitted plan, close the hearing, and to issue a Negative Determination to the Applicant. Hank Langstroth called for a motion to close the hearing per the Applicant's proposed submitted plan and to issue a Negative Determination to the Applicant concerning his proposed project. Stephen Cremer moved. Keevin Geller seconded. Voted. 4-0-2.

8:40 p.m. Adjournment:

Hank Langstroth called for a motion to adjourn.

Stephen Cremer moved. Keevin Geller seconded. Voted. 6-0-0. Unanimous.