

Conservation Commission Meeting
Sharon Community Center
April 26, 2018

Meredith Avery, Acting Chair, Keevin Geller and Jon Wasserman were the members present. Arguimbau arrived at 8:30pm and took over as Chair. Michael Donatelle, Alan Westman and Stephen Cremer were not present. The Conservation Administrator, Greg Meister, was also present.

A sign-in sheet is on file in the office listing other attendees of the meeting.

Meeting started at 7:50pm

7:45PM Notice of Intent – Norwood Engineering

Proposed Construction of a gravel access way to service a digital sign

David Johnson of Norwood Engineering presenting for the applicant. He provided a brief overview of the project. They are proposing to install a digital billboard along Route 95; southbound. Construction of a 12 foot gravel drive leading to the billboard with two feet shoulders on either side has been approved by both Fire and the ZBA.

The Commission's interest in the project is part of the roadway which falls within the 100 foot buffer. John Rockwood of Ecotec has delineated the wetlands and noted that less than fifty percent of the roadway falls within the 100 foot buffer zone. Meister and Peter O'Cain, Town Engineer have been consulted and reviewed the proposed project. O'Cain has approved both drainage and stormwater components.

Proposed treatment at the site include a series of grass swales and stone check dams as well as infiltration detention basins and a rain garden. O'Cain forwarded Commission approval letter.

Power lines will be located underground. Erosion and sedimentation controls will be put in place. Staking area including limit of work, will be done prior to construction. They hope to limit the number of trees removed. Sequencing of construction is listed on the plans. There will be a tracking pad leading into the site which will remain in place after construction is complete for maintenance. The area will be loamed and seeded upon completion of construction. Compost sock, with bark will be used. No seeds. Stockpiling within the limit of work is allowed if needed. A gate entering the project will be erected. It will be locked, with fire having a key. The roadway will be plowed and maintained during the winter months. Snow storage will be within the 2 feet on either side of the gravel roadway.

Applicant is still waiting for approval from the State as well as Department of Transportation. Once received, work will begin, hopefully sometime this summer.

Meister asked how much land was left. He was informed that there is approximately 10 acres remaining which the applicant noted they hoped to develop. Gravel roadway is only access to property and any proposed future development will need to come before the Commission. Meister explained he prefers not deal with fragmented projects, and that typically a restriction of the buffer would be brought up, but is difficult to do with potential for future development.

Arguimbau arrived at 8:30pm and Johnson provided her with a quick review of the project so that she could vote.

Motion to close hearing: Geller, Wasserman 4-0-0

The Order of Conditions was passed around for signatures.

8:00 PM Notice of Intent – 25 Tiot Street, Cape Club Builders, LLC
Hearing continuance for construction of 52 - 2 bedroom townhomes

Robert Shelmerdine was presenting for the applicant. He showed Commission members site plans for the project and noted that the Planning Board has approved. Shelmerdine informed members that they were filed and recorded. In addition, a filing was recorded dividing up the parcel into five lots; Lot 1 - golf course, Lot 2 - townhouses, Lot 3 - clubhouse and lots 4 & 5 are two parcels with frontage along Tiot Street and Edgehill Road. Lots 4 & 5 are not part of the overlay district and come under existing zoning. All have been recorded at the registry of Deeds. Shelmerdine noted that the golf course parcel as well as the club house parcel will not be used for residential.

Shelmerdine is before the Commission at their request. At the last meeting, he was asked if the wastewater treatment engineer would be able to present info on the treatment system for the facility. David Formatto from Onsite Engineering located in Franklin is present to discuss the wastewater treatment facility. He mentioned that a lot of work was put into the design of the system and that the discharged water will be borderline drinking water quality.

Pointing at the plans, he showed members where the treatment facility would be located. They are currently in the process of submitting soils to DEP for review. When the review is complete, design will begin. At this time the developer has been approved to build a model unit on the site. No other construction of units will be allowed until approval from DEP comes in.

A few months back the applicant was before the Commission for the removal of trees. The tee box formerly located at the 18th hole has now been relocated to the 9th hole. About eight trees in total were cut and removed. In the last plan submitted, a portion of the cart path went through the wetlands. Changes were made which now put the cart path outside of the wetland area which is reflected on an updated plan.

Drainage plans for the site have been reviewed by Tom Houston and are on file in the office.

Fomatto noted that there was soil testing on the entire area and the best soils for a treatment facility were located on the driving range. Test pits and borings are noted on the updated plans (on file in the office). He will be meeting with the civil engineers next week to determine and finalize the exact location where the treatment facility will be located.

The treatment facility will be located outside of the buffer zone. There are specific requirements from the State which must be followed for permitting the treatment facility. The

design flow for the project is 26K per day with water usage about 60% of that. The area is sandy with high groundwater.

Fomatto explained to members how the system worked, noted where the leaching field and effluent disposal would be. Once installed the driving range would be repaired. A combination of gravity sewer and pumping will be used. The system will come with a standby generator in case of loss of power. The system will be maintained by a licensed wastewater facility technician who will be at the site daily during the week. Daily testing will be performed as well as required monthly compliance sampling which is part of the permitting process. In granting this permit, the applicant, per the State, is required to hold 25% of construction costs in escrow to pay for any potential problems in the future.

The applicant has filed an ENF with State and they are expecting to hear back shortly from them. With this approval, along with approval from MEPA and Environmental affairs, they will have the ability to construct a model unit as permitted by the Planning Board. The model unit will be a shell only, and not hooked up to sewer. If anything is to change regarding ANF's, then the applicant will need to come back before the Commission.

Motion to close the hearing with set of conditions to include timing and other changes pursuant to ANF, Environmental Affairs, and Meister. Construction cannot begin until final DEP approval has been received. It was noted that the developer will be coming back to the Commission with mitigation plans from prior violations. Wasserman, Geller, 4-0-0

Approval of meeting minutes April 5, 2018

Fix grammatical errors on page 1, 2 and 5

Motion to approve minutes of April 5, 2018

Avery, Arguimbau 2-0-2

Agenda item for May 3rd : open space.

Imagine Sharon, the folks working on the Town Master plan will be present at the following events: Square Jam, Town Meeting, and other local events. A FAQ sheet will be available.

Wasserman mentioned that he shared the Open Space Survey with Berger (Recreation Director) along with the Rec Advisory Board. Next steps from a recreation perspective? Arguimbau will speak with Rec Advisory Chair Gary Bluestein. Berger forwarded to Arguimbau the facility update which Arguimbau plugged into the document.

Lake Update

Currently, the lake is at maximum level.

Motion to adjourn

Geller, Wasserman, 4-0-0

Meeting ended at 9:20pm