

Conservation Commission Meeting
Sharon Community Center
August 8, 2019 - Draft

Peg Arguimbau, Chair, Jon Wasserman, Keevin Geller and Alan Westman were the members present. Michael Donatelle, Stephen Cremer and Meredith Avery 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 7:45pm

7:45 PM – Notice of Intent, 43 Condor Road

Ken Thompson presenting for the applicant. Applicant is present having filed a notice of intent due to an enforcement order which was issued. Applicant had hired a tree service to enlarge his back yard by clearing trees. The tree service took down a number of trees in the back yard and pushed the logs and stumps onto conservation land owned by the Town. Meister received an anonymous phone call about the clearing of land and went out to the site. Seeing the removal of trees that were within a wetland resource area, as well as logs and stumps pushed on to town owned conservation land, a cease and desist order was issued. The homeowner worked with Meister on remedying the situation and hired a new contractor who removed and properly disposed of the trees and stumps. In addition, a wetland scientist was hired to delineate the wetland resource area of the property.

Thompson noted that the total riverfront area of the lot is 7,793 square feet. The property owner is requesting that 5,000 square feet be converted to lawn area, with the remaining area of impact (2,850 sq. ft.) to be restored to oak forest. Thompson informed Commission members that a number of red and white oaks (2-2.5 caliber) along with witch hazel shrubs (3 gallon) will be planted in the remaining impacted area. In addition, the area will be seeded with New England wetland plants as well as with annual cover crop of winter rye for stabilization.

Arguimbau asked how many trees were removed and if there were any photos of the property. Thompson responded that he had no photographs of the property. He informed Commission members that the area was not graded and was very boulder like. The existing lawn, prior to the removal of the trees was marginal at best. At this time, there is no lawn and weeds are coming in. In looking at the plans, Arguimbau noted that it looked like the homeowner would be doubling his lawn, and she is concerned that in the future, folks may believe that it is OK to only fix half of the problem, even though the property owner is allowed, under the riverfront regulations, to utilize the 5,000 square feet.

Arguimbau noted that she is appreciative of the homeowner's cooperation in restoring the impacted area and coming into compliance. At this time the Commission is unable to close the hearing as DEP has not yet issued a filing number. Arguimbau encouraged Commission members to visit the site.

In the meantime, if there are any other concerns, Thompson would be happy to address.

Motion: to close hearing pending receipt of DEP number.
Geller, Westman 4-0-0

8:00 PM - Notice of Intent - 990 Boston Providence Highway DEP SE#280-0612
Construction of a hotel with associated parking, utilities and grading within the buffer zone of a BVW

Green cards have been received and a filing number has been issued by DEP. David Wluka spoke first and explained to Commission members that this is a project he is working on, and that this is the first of probably many hearings. The proposed project is the construction of a 106 room hotel along with associated site work and encompasses two Towns; Sharon and Walpole. Approximately 55 % of the project will be in the Town of Walpole and approximately 45% will be in Sharon. There will be a sign in the lobby of the hotel welcoming guests to Walpole and Sharon.

Wluka explained that in developing the property, he has tried to stay away from resource areas. In addition, he has signed a contract with Electrify America to install five charging stations along with a conduit for the addition of five more when needed.

Wluka has worked out a deal with Applebee's to connect the proposed hotel to its restaurant located next door to the proposed hotel.

Wluka will be meeting with the Walpole Conservation Commission on August 14th.

David Johnson of Norwood Engineering then spoke and provided Commission members with a brief overview of the project focusing on the work to be performed in the Town of Sharon.

Conservation concerns: Wetland lines were approved in ORAD submitted to the Commission and approved in May 2018. Johnson noted that the hotel will be built outside of the 100 foot buffer zone. Work to be performed within the 75 foot buffer zone includes construction of a portion of the parking area, a retaining wall and the placement of two stormwater outfalls with stilling basins.

The stormwater/infiltration system calculations have shown that there will be no increase in peak runoff and the system has been designed so as not to be used for stormwater storage. The subsurface infiltration system has been designed to mitigate and retain on the site the 100 year storm event for both roof and driveway runoff. The hotel will be sewered through the Town of Walpole. A treatment train consisting of deep sump hooded catch basins directed through a proprietary treatment system before discharging to subsurface infiltration chambers is proposed to handle the runoff from paved and pervious surfaces. There will be subsurface system of chambers which will accommodate roof runoff.

Geller asked about the topography of the area to which Johnson responded that the area was currently wooded. Meister asked who was doing a peer review of the calculations. Johnson explained that Town Managers from Sharon and Walpole have met and decided that each of their Town Engineers will collaborate and review the calculations. There have been a couple of meetings to date which included representatives of both Sharon and Walpole, including Town Engineers, Town Administrators, Police and Fire and Conservation. It is important for

the developer that both Towns are on the same page so he is encouraging joint meetings between himself and both towns.

Meister asked about erosion control to which Johnson responded that a silt sock would be put in surrounding the work site. He has submitted an erosion control plan which includes a stone tracking pad leading onto Route 1. Meister requested that the silt sock be either compost or bark, preferably bark and that straw hay bales not be used. He asked that this update be reflected in the erosion control plan.

Johnson also noted that the installation of the solar panels is not part of this process. They are shown on the plans for informational purposes (showing the location where the panels will be installed). The solar contractor will be filing with the Commission at the appropriate time.

Wluka will be meeting with the Walpole Conservation Commission on August 14th. No decision will be made until after this meeting. Applicant has agreed to a continuance of this hearing and is scheduled to return September 5th.

Motion to continue hearing to the next commission meeting scheduled for September 5th
Wasserman, Westman 4-0-0

8:15PM – 364 Mountain Street, Hearing Continuance

DEP # 280-0611

Karen Catrone presented, representing the applicant. Catrone provided Commission members with a brief overview of the proposed project. Applicant would like to build a barn and horse paddock as he is concerned about the health of his horses which are currently being boarded in Middleborough. The proposed barn will be located outside of the 100 foot buffer, and the paddock will be within the 50 foot buffer. At the last meeting the Commission asked for a conservation restriction (CR) on part of the property which the home owner has agreed to. This CR is now reflected on the plan. Applicant also filed with Natural Heritage who determined that Blanding Turtles have been found in this area. The applicant has submitted a turtle protection plan to Natural Heritage and is waiting for approval of the plan. A silt fence will be installed around the work area. The turtle plan will be followed and Catrone will perform turtle sweeps prior to each phase of work being done. There was a brief discussion of the location of and storage and removal of manure. Arguimbau thanked the applicant for the adjustments made to his proposed barn and paddock. The hearing will be closed upon approval from Natural Heritage regarding the turtle plan. Applicant will keep Meister in the loop and will notify the office when work is about to begin.

Motion to close hearing pending receipt of letter from Natural Heritage regarding Turtle Protection Plan
Wasserman, Geller 4-0-0

Lake Update

Meister informed Commission members that it was the hottest July on record. There was lots of precipitation and the lake had to be opened frequently. However, Meister noted that the beach readings have been great. Recreation has been using the “gater” to clean the beach daily and not sure if this has helped.

Mann’s Pond Dam Update

Removal of stumps surrounding the dam. According to Meister, the contractor had originally asked for the pond to be drained/lowered in order to remove several stumps on the pond side which were up against the dam. After discussing with Meister, the contractor agreed to remove the stumps with minimal lowering of the dam.

Open Space Master Plan

Arguimbau informed Commission members of a couple of changes regarding acreage of Rattlesnake Hill. A letter (in pdf format) will be sent out to various boards and commissions for their feedback.

Rattlesnake Hill Site Visit

Department of Conservation and Recreation (DCR), U.S. Fish and Wildlife (USFW), prior Commission member Linda Orel and other potential stakeholders were present. An abutter of Rattlesnake hill led the group on a tour of the property. There are a lot of wetlands on the site, as well as rock cropping’s and numerous certified vernal pools. The most developable portion of Rattlesnake Hill is the most sensitive. All of Rattlesnake Hill is considered Priority Habitat. Currently there is a proposed 40B pending in court.

Both Meister and Arguimbau feel the site visit went well and are optimistic that partnerships can be formed (connection to Borderland State Park could potentially involve DCR and USFW) to assist in purchasing the property.

Minutes of July 11, 2019

Motion to approve minutes of July 11, 2019
Wasserman, Geller 3-0-1

Next meeting scheduled for September 5th. The following have requested to be put on the agenda: 990 Providence Highway, Fred Bottomley and 44 Harold Street.

Motion to adjourn

Geller, Wasserman 4 -0-0
Meeting ended at 8:55pm