

Conservation Commission Meeting
Sharon Community Center
October 20, 2016 - DRAFT

Peg Arguimbau, Chair, Meredith Avery, Stephen Cremer, Keevin Geller, Alan Westman and Jon Wasserman were the members present. Linda Orel was 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 – Request for Determination of Applicability

12 Eisenhower Drive, Installation of an in-ground pool

The property is located on a cul-de-sac. The applicant would like to install an in-ground swimming pool. The proposed area for the pool is on the existing lawn located between the swales and home. No trees will be cut down. Once approvals and building permit is in hand, the plan is for the pool to be installed this fall. A hot tub will also be installed. A question was raised as to whether there will be a recirculating filter? Homeowner must show where the dry well will be installed and this must be noted on the plans. Before a determination is issued, the Commission must receive the revised plans showing placement of the drywell. Access to work area shall be from the right side of the home, along the driveway. Upon installation of the pool and hot tub, the lawn will then be reseeded. The patio will consist of pavers. Annual draw down of pool should be directed into the drywall. Information regarding yearly drain off should be sent to Commission office.

Motion: to issue Negative Determination with conditions as noted above for 12 Eisenhower Drive. Geller, Wasserman 6-0-0 (Motion Passed).

Arguimbau read aloud a notice from Sustainable Sharon – In part, it read that there will be an open house next Thursday at the Sharon Public Library.

Voucher was signed by members.

Discussion – Conceptual Development Plan for 126 Morse Street

Meister believes that the owner of property can fit 2 homes on the existing site. The developer of the land asked Meister and Kent, Building Inspector, to take a look at the site and the proposed plan. Developer would like to present a friendly 40B development. Meister is concerned with the plan. The Developer is proposing 5 triplexes and one duplex. Housing would be age restricted: 55 years and older. Currently the property is zoned for 2 acre parcels. Meister is concerned with this proposal. Wetlands are located on all sides of the property, and he believes that most of the proposed buildings would lie within the 100 foot buffer zone, and that leaching fields would be within 125 feet of the

buffer. Meister indicated to the Developer that he would bring the proposal to the Commission for discussion, but that he could not recommend this type of project to the Commission.

Re-Appointments to the Commission: Jon Wasserman and Linda Orel.
Mr. Wasserman would like to be re-appointed. Orel was not present.

Lake Management

Once Lake Management receives survey report back, they will come in and meet with the Commission.

Lake: Meister informed Commission members that the quality of Lake water this past summer was pretty good. With the exception of Community Center Beach (a number of high bacteria counts and beach closure), Memorial Beach was fine. There was one high bacteria count at the swimming docks, resulting in one beach closure.

Fanwort/Weeds have been found in the area where Arguimbau/McGrath worked on a couple of summers ago. Spread most likely occurred from ducks, boats, fishing rods, etc.. Lake Management will be proposing to treat the area. Since the area is very small, they believe the fanwort can be treated directly. Once the treatment report comes in they will go to the Finance Committee for funding. They believe that the cost for treatment should be less than it has been in the past.

With the drought this past summer, the level of the lake remained fairly high.

A question was raised to whether there is a tracking map of lake water outflow and temperature? Meister mentioned that Paul Lauenstein takes readings as well as Eric Hooper. There is a lot of data out there. Avery would be interested in what the average temperature during the course of the summer was.

It was noted that there was no large fish kill this summer. Meister kept flow pretty steady, adjusting the flow only once per day. He kept a keen eye on the condition of the Lake. Meister mentioned that he wished that Lake Management would take lake temperature readings in deep hole during the summer months.

Arguimbau briefly spoke about volunteers for flume house. This topic and other Lake related topics should be revisited in March.

North Main Street Violation: Arguimbau believes work at the site is probably to the point where John Rockwood could come in and evaluate. She would like for Rockwood to meet with Little to discuss the plan for restoring the site as well as developing a manure plan. Though it was decided when Little was last in front of the Commission that he would come back in the Spring, perhaps he should come in again after he meets with Rockwood, maybe to a November meeting?

Spectra Update. The Commission never voted to not allow access to the properties. At this point, Meister is not sure if they have permission.

There was back and forth on impact to the area. It was noted that other utilities wishing to work at various sites, file a Request for Determination. Why then has Spectra not filed anything? A Commission member asked about a report due for this portion of the loop. Arguimbau mentioned she has not yet seen anything.

Arguimbau spoke about the importance of not allowing access for the purpose of testing, drilling test holes, but that there was no actual vote taken. There have been discussions, but no actual vote.

A Canadian firm merged with Spectra and the firm is now under the Canadian name. There is more information to look into and this should be revisited. Maybe go back to minutes to review? Meister will try to find out what is going on with respect to filing (or not).

Although this project is a bit different and on a different level than what the Commission usually receives, it is still a limited project, and those typically come before the Commission. Arguimbau will email McAlevey to see if she has received any new information .

Town Master Plan: Arguimbau informed Commission members that she would sit on this town planning committee. She also mentioned that the Open Space plan needs to be done prior to 2017, and there are some requirements and guidelines recommended by the State. Since there may be some duplication between the two plans, perhaps work on the Open Space plan can be accomplished while working on the Town Master Plan. Arguimbau will reach out to L. Berger of Recreation as the Commission should be working together with them to develop the Open Space Master Plan. Work on the Town Master Plan is proposed to take approximately two years, with meetings monthly. She is presenting tonight to the Commission to see if anyone had thoughts on this. If Commission members are OK with Arguimbau serving on this Committee, a vote is needed. Arguimbau will reach out to Planning Board Chair, Pannone.

Motion to vote Arguimbau to be representative from the Commission to Town Master Plan. Geller, Cremer 6-0-0 (Motion Passed)

Drought and wetland issue: Arguimbau asked if anyone had watched the replay of Water Management meeting. The issue which got her attention was the language used and expectation of others of the Commission. It was said that the Commission should notify them if wetland issues should arise, and to notify them of any potential problems. Arguimbau related that this dialog was between Hooper and Langley and regarding impacts to the wetlands. Hooper believes that it is the Commissions responsibility to bring any potential impacts to Hoopers attention. This statement was disconcerting to Arguimbau and phrased in such a way as to seem not cooperative, but accusatory.

Mesiter believes that a threshold should be set to which the Commission would then be able to react to. This threshold should be in writing so that all parties are aware of. Perhaps a letter should be written stating what the triggers are. This way the Commission could then prepare a statement saying that if “this happens” then “this is what should be done.” A Commission member asked how triggers are monitored. Arguimbau replied that both Hooper and Meister are fairly alert as to what is going on. Meister mentioned that perhaps Langley (from the DEP) could come in and speak with the Commission about what the State can do (statewide) with regards to wetlands and waterways.

Arguimbau asked that members watch the Water Management Advisory Committee of September 13th prior to the Commissions November 3rd meeting. She will try to get a copy of the meeting and will forward to members. At the November 3rd meeting members can begin to work on developing a trigger list.

Motion to enter Executive Session: Cremer, Westman

Wasserman - Aye
Cremer - Aye
Avery - Aye
Arguimbau - Aye
Geller - Aye
Westman - Aye

Meeting will adjourn at the end of Executive Session