Conservation Commission Meeting

Sharon Community Center

January 19, 2017 - DRAFT

Peg Arguimbau, Chair, Meredith Avery, Stephen Cremer, and Keevin Geller were the members present. Jon Wasserman and Alan Westman 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.

7:45 PM – **Notice of Intent**

*Residential Subdivision with Stream Crossing at 64R Mountain Street & 149 East Street*

Eric Dias of Strong Point Engineering Solutions, LLC, representing the applicant, Diamond Builders.

Dias gave a brief history of the property. Diamond Builders is proposing to build a housing development on property currently owned by the Sharon Country Club (SCC). Access to the property would be via Juniper Road and Azalea Road. Diamond Builders was before the Commission in 2013/14 for an ANRAD with this property. There is roughly 31 acres and the zoning would be split. Most of the proposed development would be located within the surface protection overlay district. A small area located outside of the buffer zone has previously been cleared by the SCC. There is a small intermittent stream running through a narrow strip of the land. Soil throughout the site has been tested. The soil results show a large portion of the property to be sandy loom.

The developer is proposing to build an 8 lot limited project subdivision. The Planning Board has seen preliminary plans of the proposed development. This project would connect Azalea and Juniper Roads. Definitive plans have been submitted to the Town Engineer who has reviewed and provided comments on the plans. Last evening, the applicant was before the Board of Health. According to Dias, all Boards and the Town Engineer seem favorable to the development from the plans provided. There are 2 parcel lots which are being dedicated for storm water management. Another lot (consisting of wetlands) may be conveyed to Town at a later date. There was a brief discussion on the lots. There are 3 lots with disturbances located primarily outside the 100 foot buffer though there are some with a few encroachments. Lots with encroachments include lots 2, 8 and 7. Due to the shape of lot 7, the driveway is located within the buffer. The house configurations on the plans are generic placeholders. The homes will be subject to final building permits and septic designs. A limit of clearing has been shown.

Dias spoke a bit about stormwater management and roadway design.

Limited Project - Crossing of wetland. To access this site, the developer must cross through or near a wetland. In current form, Both Juniper and Azalea Roads exceed maximum length and service allotment of the current subdivision rules and regulations. The Developer believes this to be a minimal crossing, though it is through a sensitive area. The Developer is cognizant that this area is very sensitive and they plan to be very attentive to this. The proposed crossing is designed to meet all stream standards necessary for construction of crossing over wetlands. The planned crossing is placed at the thinnest part of the road. Dias explained to Commission members what the Developer is proposing for the crossing. Dias further explained that they did look at other alternatives regarding a stream crossing vs crossing over wetland, and in consultation with the DPW and the Town Engineer, they each believed that there would be less environmental impact with a stream crossing than crossing the wetlands. Fire was concerned with safety of the roads and ability to maneuver fire trucks and equipment if cul de sacs were put in.

The developer is also proposing a buffer zone enhancement restoration with plantings of two to one (mitigation). Native species will be used and the Developer believes that rather than supplementing along the tree line, that it would make more sense to plant within the areas which have been disturbed.

They also plan (on Parcel B) to return the stormwater basin to the existing grade.

Early on in the project they did look at CSD type of development, however, since the proposed project is located within the groundwater overlay district, this type of development is not allowed.

Meister asked if Dias would explain why the Developer was not able to do CSD project. Dias explained that a CSD project allows for reduction in lot area which then leads to small lot sizes. With septic loading requirements, the lots sizes would then be two small to even support a one or two bedroom home. The developer then inquired if they could then take the aggregate area of site and determine the number of bedrooms allowed. The way the law was intended however, it would not allow aggregate area of the site to make bedroom determinations. This would then force the Developer to create larger lot sizes to accommodate bedroom counts and in the end, the project would not work under a CSD.

Meister believed that a CSD project would be allowed, however, it came down to bonus lots. Dias agreed that the Developer had the opportunity to do a CSD, however the bonus lots would not be supported by the aggregate.

Meister mentioned that the lot sizes could go down to 20,000sq ft. Dias explained yes, that was so, however a septic system could not be sited on a lot that small. Meister asked if there a written opinion, and if so, he would like to see it.

Parcel c, open space parcel, is intended to be conveyed to the town.

From overall standpoint of this project, looking at disturbances on the site which consists of over 30 acres, looking at disturbance, total dist 6000 sw ft for road

Stormwater mgmt. within buffer zone. about half acre.

Lawns about 8K.

In total, Less than acre of proposed disturbance within bvd buffer zone.

Arguimbau mentioned that lines would need to be drawn along the back of lots for CR’s. There is concern that after the project is complete, if a CR is not included, then homeowners would petition for tennis courts or pools. With regards to parcel C, that piece of the property would be turned over to the Conservation Commission.

Arguimbau was also concerned with the first lot off of Azalea. She asked if the driveway could be moved. Dias explained the driveway was is where it is was because of the septic system. He will look further to see if the driveway could be moved.

Meister mentioned that all the lots were part of the stormwater, the reason for the “limit of work”. Meister asked why the Developer could not pretty much follow the 100 foot buffer at the limit of work of the proposed disturbance area and put in a CR there. Dias said he would take that request back to the applicant.

There are stormwater depressions on each lot. Town Engineer required certain language in the deed pertaining to storm water by law which required small graded depressions on each lot. The homeowner is required to maintain, not the Town.

Avery had a question concerning WPA forms and asked for clarification on the impact of the crossing (as the WPA forms don’t lend themselves to what is being proposed.)

Permitted disturbance will be limit of crossing in roadway and then what calling, the area showing from edge of roadway to limit of clearing, some vegetated removal. Those area between edgeofroad and limited to clear, temp disturbance, then will be replant.

But 898 perm does not have replacement – tht is whithin bvd itself. Never seen buffer zone mitigation plan. Actual resource …. Propb vetetate anyway not going to leave bear, so not looking at actural ….see tape.

Did not want to do, wetland replication ……maybe an expansion, but did not run to area which did not have to disturb. Looks like a vernal pool on one of the lots. Perhaps do something at that area. Mountain street, in corner….site isiti to see a better enhancement to buffer bd instead of planting….. see tape, maybe get more value for that type of enhancement? Would like more than what is being proposed. Try to balance don’t go into wetlands, but how to repleicate? Meister to check…just off the property, if just buffer zone plantins/ dias will meet and look at area with Meister.

Any basins have forebay?? Lot out of swales. Once collet, they pass into for additional tss removal. Not a protection basin, asin towards this wetland on other side of crossing so does not impeded flow. Culvert within 100 foot buffer.

Lose for the road and the basin.

Numbers for total disturbance of buffer from road, 6024 square feet

Total stormwater 21311 square feet

Lawns just over 8ooo sq feet

Total is less than acre

What is average lawn size? Lawns are governed by clearing for home, septic and stormwater management for each lot.

\*\*Peg, would like to see indivual lots which impact the buffer. Houses are out…whatever area impacted to buffer would like to call attention to.

Meister: Replication. Calling a buffer zone enhancement. It is a graded area and will be planting anyways. Topo 3 to 1 slope. Grass, loam and seeded. Maybe some wetland plants.

Not really … it is a slope, ,not really creating hydrology…… eric is glad…..thought it was the least distruptive. Something more in this area on the map? Fairly flat have asked folks, leave wht is there, ad work around what is there, plus less clearing.

Locate what is out there for trees and maybe interplant. Will take a look. Plant adjacent to culvert. Look around bvw what can do.

Continue hearing to Feb 2nd at 7:45pm

**Motion**: Cremer, Avery 3-0-1

**Four Daughters:**  this hearing will be continued to February 2 at a time convenient for the the applicant.

Avery, Cremer 4-0-0

**Other Business:**

With regards to the Four Daughters project, Meister followed up on mitigation for recharge issues. He briefly met with Town Manager Turkington explaining that the Cedar Swamp Project will contribute to recharge. Meister followed up with another meeting after learning that the water department would be receiving approximately $45,000 from the Four Daughters project. Meister further explained the Cedar Swamp Project and Turkington seemed interested. Meister will provide him with additional information and possibly set up a site visit to Cedar Swamp. At some point Cedar Swamp may become a capital project. Currently Meister is putting aside money, but at some point may need to ask for quite a bit more.

**Warrant** was passed around for Commission members to sign. (Office supplies and legal expenses).

**Conservation Restriction (CR):** Saw Saw Mill Pond, 216 North Main Street, Gander Realty Trust.

Meister explained to Commission members that approximately 9.8 acres of land, located on/near Saw Mill Pond are being put into a CR. Commission members were asked to sign the CR.

**Approval of Meeting Minutes**

Minutes of December 15, 2016

**Motion:** to accept minutes as submitted

Cremer, Avery (3-0-1) Motion Passed

Minutes of January 19, 2017

**Motion:** to accept minutes as submitted

Cremer, Avery (3-0-1) Motion Passed

Should members of the Commission sign the MACC Letter? This will be discussed further at the next meeting.

Representatives from the Lake Management Committee will provide Commission members an update of Lake happenings at the next meeting.

**Open Space plan:** Members should look at the electronic version of the Open Space Master Plan which is on the website. Perhaps dedicate 45 minutes at the next meeting to discuss.

January 31st is the next Master Plan meeting. This group would like to submit a proposal to the Town to hire a consultant. The Planning Board will be discussing this at their meeting.

**Historic District** – The Historical Commission is working on expanding the Town Historic District. They would like to include the water building located at the train station, as well as the train station building. This will be brought to either the May or fall Town Meeting.

**Motion** to adjourn to February 2nd

Cremer, Geller (4-0-0) Motion Passed

Meeting adjourned at 8:48pm