

Conservation Commission Meeting
Sharon Community Center
November 7, 2019

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

7:45 PM – Notice of Intent - Hearing Continuance; Prince Way/Bay Road

Definitive Subdivision Plan Birch Hill

Steve Gioioso of SiteTech was present this evening and representing Birch Hill Development Trust. Gioioso reviewed the proposed project for the Commission. He explained that Bay Road borders the project on the east side (Sharon/Stoughton line). A revised plan was submitted to the Commission several weeks ago which eliminated the originally proposed crossing of wetlands. Gioioso provided Commission members a recap of the last meeting. Discussion with the Town of Stoughton occurred and resulted in Stoughton allowing the developer of the proposed project to hookup the proposed development to their water system. Since Gioioso last met with the Commission, he has met with O’Cain, DelPriore and Davis regarding septic and other Board of Health (BOH) issues. DelPriore suggested that Gioioso request a formal meeting with the BOH, which he is in the process of drafting a letter requesting as such. Perc and water calculations have been performed on the site. Gioioso will need to meet further with the Planning Board (PB). To date he has had only one meeting with them. The PB has not yet seen the updated plans. He is asking if at this time Commission members have any concerns or comments regarding the proposed project. Gioioso was asked where the wetlands were located and the average size of the proposed lots. He responded that the lots average size ranged from one acre to two acres. He explained there was one approximate 7 acre lot which may not be buildable due to wetlands. Most of the other lots are outside of the 100 foot buffer, though there may be several lots in which they will need to come before the Commission. Arguimbau expressed concern about the developer coming in for each lot. She explained that it was the Commission’s position to deal with projects in their entirety, not piecemeal. She asked Gioioso that when he was ready to wrap up the project, that plans would be provided encompassing all wetland related issues. Geller asked about the innovative technologies to be presented to the BOH. Gioioso explained that the BOH regulations regarding innovative wastewater systems were somewhat restrictive and did not take into account new technologies available for “nitrogen removal systems.” One system the developer is looking into is a drip irrigation system. It is his opinion that this system is better than others currently approved in town and he would like to discuss further with the BOH. The proposed project is in Zone 2 and requires nitrogen mitigation. This hearing will be continued to December 5th at 7:45pm.

Other Business

- Commission members signed voucher for postage and telephone reimbursements.
- Commission members voted and signed a two year extension for Everett Street project (Audubon Preserve DEP #280-0560 Westman, Donatelle 4-0-0)

Approval of Meeting Minutes Dated October 17, 2019

- Minor grammatical errors

Motion to accept meeting minutes as amended.
Geller, Westman 3-0-1

8:00 PM – Will reschedule Bottomley if needed

8:15 PM Update Energy Commission (EC)

The following members of the Advisory Board were present: Lajos Kamocsay, Syllas Fyler, George Aaronson and Valerie White. Syllas Fyler presented. Fyler gave Commission members an update of the solar canopies currently being proposed as well as other sites the Energy Commission has been looking at.

Fyler informed Commission members that Town Meeting voted to approve the following solar canopies at the following sites:

- ***Gavins Pond:*** Two canopies will be installed - one along Gavin's Pond Road in the front parking lot and the other in the back parking lot. Need to address water runoff at this site as well. They are in preliminary process.
- ***East Elementary:*** One canopy will be installed in the rear parking lot of the school. There are no wetlands in the area. Concern is water runoff from the canopies and water distribution. The EC is looking into using gutters, but nothing yet has been designed. As the process moves forward, the EC will work with the Commission.
- ***Heights Elementary:*** solar installation will be atop the roof. Water runoff will be tied into roof drainage.
- ***Landfill at Mountain Street:*** the entire landfill area will be canopied. Commission member asked the height of the panels at the landfill. Fyler responded that the panels would be approximately five feet in height. The installation of these panels would not penetrate the landfill cap. There is a process involved with installing solar on landfills and the EC will be working with the Department of Environmental Protection on permitting. In addition, there are some wetlands surrounding the landfill and the EC will most likely need to file with the Commission before any installation.

Other possible locations the EC has been looking into for installation of solar include:

- ***Heights Elementary:*** There has been discussion of extending parking area at rear of Heights Elementary. (Road traffic has been backing up on Main Street, so the thought is to bring cars down access road leading into a parking area.) The EC is looking at possible solar canopy in that parking lot. This area is near wetlands.
- ***High School:*** The EC is exploring canopies at the proposed new high school, both in the parking areas as well as the roof. There is potential for the solar of the canopy and roof to cover the cost of providing energy to the new building.

- **Cottage Street School:** The EC is looking at a portion of the parking lot put a canopy, though not sure this is a viable site. There needs to be enough room for emergency vehicles to enter and exit the school parking areas. In addition, most likely some trees would need to be trimmed.
- **Middle School:** The main parking lot as well as the side parking lot are being looked into.
- **Schools:** The EC will be looking at the maintenance schedule of the schools in town. If a roof will need to be repaired, they will look to see if adding roof solar panels would be possible.
- **Department of Public Works:** The EC is looking into an area located on the DPW site, but not sure if viable.
- **Community Center:** The parking lot is being considered, however there are wetlands which need to be considered. In addition, trees would need to be trimmed. Meister is not sure solar canopies could be put up at this site as he believes the land was purchased with federal funds and is part of Article 97. Meister suggested the EC discuss their plans with the Recreation Director.
- **Train Station:** EC is looking into solar canopies at this site. All depends on what the plans for the station will be. If a two story parking garage is put in, then solar will be proposed for the roof; otherwise, solar canopies will be proposed for the parking area.
- **Deborah Sampson:** EC is looking into putting solar canopies in the parking lot, but they are not sure if the canopies will be allowed as they believe the land is part of Article 97.

The EC is also looking at other potential sites located within the town. Currently they are identifying two acre parcels which might work.

Paul Driscoll: Representative of the Sharon Soccer Association. He is present this evening neither in support of or against the solar canopies at Gavin's Pond. His concerns are the safety of the children. He explained that presently, the children play on the hill near the front of the parking lot. He is concerned that if trees are cut and stumps are left, this would be a safety issue. He is requesting that the hill be flattened, as it is his belief this would be safer for the children. Also of concern is the timing of the project. Soccer at Gavin's Pond takes place through the end of November. Construction for the project is scheduled to begin in November and he is concerned about the safety of the children. Will kids be exposed to construction work? Also, for the solar canopy located along Gavin's Pond Road, part of the roof will be near one of the goals. Additionally, he is also concerned about water in the parking lot puddling. Fyler assured Driscoll that moving forward, he will be part of all discussions for the proposed solar canopies at Gavin's Pond.

Next meeting dates: November 21st, December 5th.

Motion to adjourn, Geller, Donatelle 4-0-0

Meeting adjourned at 8:32pm