

Conservation Commission Meeting
Sharon Community Center
December 17, 2015 - DRAFT

Peg Arguimbau, Chairperson, Stephen Cremer, Alan Westman, Betsy McGrath, Keevin Geller were the members present. Meredith Avery and Linda Orel were not present. The Conservation Administrator, Greg Meister, was not present.

Meeting started at 7:45pm

7:45 PM – Notice of Intent, 56 Highland Ave., Sapphire Manor

Raze and reconstruction of building. David Oberlander, representing the applicant. Sapphire Manor is located off of Massapoag Ave and Decatur. The lot consists of two buildings. Sapphire Manor (for functions) and Sapphire Inn (lodging house). The lodging house is not in good shape and the plan is to tear it down and build at that location, using the existing buildings footprint. Most of the lot is surrounded by wetlands.

The new building will consist of offices, a prep kitchen and a reception area which will connect to Sapphire Manor.

Drainage at the site will be improved. A rain garden is being proposed between the new building and Sapphire Manor. Drainage from the roof will be collected. Members of the Commission were showed an architectural rendering of the proposed new building and the connector to Sapphire Manor. Canvas sides are being proposed for the connectors. There will be no disturbance to the wetlands.

The original building (Inn) consists of a basement with two finished floors. The proposed reconstruction will consist of a basement and one finished floor.

A porch is being considered. This will extend out approximately 8 feet from the building, possibly using a cantilever design for the roof. The proposed porch is located on the street side, and is away from the wetlands.

The current leaching area dates back to about 2008 and sized for the Inn. The current system will be more than adequate for the new use.

At this time, the owner is not sure if they will retain the fountain.

Prior to construction, waddles should be placed around all access areas and this should be noted on revised plan. Revised plan should be submitted to the Conservation Office.

There will be no stockpiling on the property. All debris should be removed from the site.

The timeframe for this project is scheduled to begin this November with the demolition of the Inn. Construction is scheduled to begin in the Spring.

Motion: to close hearing for Sapphire Manor DEP#280-0578.
Cremer, Geller 5-0-0

Order of Condition should be sent to the office of Joel Fishman. Regarding no stockpiling on the property and change in location of the waddles for erosion control: a revised plan noting above should be submitted to Meister prior to issuance of Orders. The Office shall be notified prior to the project beginning.

Motion to issue orders
McGrath, Geller 5-0-0

Certificate of Compliance – 9 Red Fox Run, Sam Reef
Owner is selling his home. They are scheduled to close in a couple of days. During Title Search it was found that an Order of Conditions was issued in 1998. Applicant is asking for the Commission to sign off as the project is fully completed.

Motion to issue a Certificate of Compliance for 9 Red Fox Run.
Geller, Avery 5-0-0

Approval of meeting minutes, December 3, 2015

Motion to approve: Geller, McGrath 2-2-0

Upcoming Commission Meetings

Jan 7 – Town residents coming in to express concerns over the proposed Spectra Gas Pipeline.

Tonight's meeting was Betsy McGrath's last meeting. Arguimbau thanked McGrath for her many years of service to the Commission. McGrath thanked the Commission and said that in time she may revisit coming back, but this upcoming year would be a busy one for her, and she believed that at this point, she did not have the time to fully commit to the Conservation Commission.

Lake Review Committee. There will be a meeting in January and perhaps, until a new representative is found, McGrath can attend as the Commissions representative.

Meeting adjourned at 8:20pm