

Conservation Commission Meeting  
Sharon Community Center  
March 5, 2015

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

Meeting started at 7:45pm

**7:45PM – Hearing – Abbreviated Notice of Resource Area Delineation**

**126 Morse Street, DEP #SE280-0569**

Steve Ivas of Ivas Environmental - representing the applicant.

Mr. Ivas gave the Commission members a brief overview of the property. Although not on plan, a small portion of the property is designated as priority habitat.

Mr. Ivas is looking for the Commission to approve those lines which have been approved and agreed upon by the Conservation Administrator. The area of the property containing the C series flags has not yet been looked at and will be omitted from the ORAD approval.

**A motion** was made to grant partial approval, excluding the area containing C series flags, those flags marked with a C. Cremer, Avery 4-0-0

**8:00PM Hearing - Request for Determination of Applicability**

**23 Lyndon Road, Sunroom and deck.**

Bob Guenard of Great Day Improvements/Patio Enclosures was present, representing the applicant. He is the installation supervisor of the project.

Their client is proposing a seasonal sunroom which will be built on pier footings as well as a new deck. This will be located at the rear of house. About 90 feet away from home is a river. Guenard has spoken with the Commissions Administrator and has reviewed different options. The proposed sunroom is approximately 6 feet by 13 feet.

**Motion:** to issue Negative Determination per plan. The Applicant shall contact the office prior to beginning the project. The project should take about a week to complete. Avery, Westman 4-0-0

**8:15PM – Hearing, Request for Determination of Applicability**

**4 Beach Road, Seasonal Dock**

A request has been received from the applicant to install a seasonal dock. Commission members would like for the applicant to send in photos of what the actual dock will look like along with specifications of the dock. Once specifications are received, the members will make their decision. To include in approval document: this is a seasonal dock only. The dock shall be removed in the off-season. A date of when the dock must be out of the water should be included.

**Motion:** to continue RDA for Mr. Hayes to the next Commission Meeting of March 19, 2015. Westman, Cremer 4-0-0

**Approval of Meeting Minutes dated February 19, 2015**

Motion to accept minutes  
Avery, Geller 4-0-1

**8:30PM Hearing Continuance – Notice of Intent**

135 Old Post Road, DEP #SE280-0565

Kelly Killeen representing the applicant. The owner of property is in the audience. Killeen has met with the Commission as well as other Town Boards several times over the past months. Working with the BOS, Engineering and Fire, along with comments received from the Peer Review which was performed, modifications to the original plan were made and the developer feels that overall, this is a better project than originally proposed.

In the original plan, there was extensive use of retaining walls along the perimeter of the property. Most of the proposed retaining wall will no longer be necessary as the developer was able to develop plans allowing for underground parking (approximately 127 parking spots). The elevation of the buildings will look and remain the same as previously proposed. The developer is still in the design phase. There will be approximately 192 units. The initial peer review, performed by Mr. Houston, seemed favorable towards the drainage design. This has not yet been fully developed and the developer expects to address all comments at their next submittal, and when they meet with the ZBA on April 8<sup>th</sup>. The developer is currently working with the BOS on the roadway. The developer has been asked to coordinate their efforts with regards to the roadway, with the developer of the proposed mall. Killeen expressed that they are willing to work with that developer; however, they cannot be slowed on their own project.

Killeen also explained that the scope of the project has been submitted to the DEP and has been approved. There will be some test wells along with some modeling. It is the Developers belief that the roadway situation shall be resolved by the end of April.

Meister indicated that the Commission will not close the hearing until the decisions on the roadway have been made. Tentatively, 135 Old Post Road is scheduled to come back to the Commission on April 16<sup>th</sup>.

**Motion:** to continue this hearing to April 16.  
Westman, Geller 4-0-0

Include a discussion of guidelines and by-laws on the April 16<sup>th</sup> agenda as well.

Arguimbau informed the Commission that she met with Meister earlier in the week. Talk included ways to incorporate into each agenda, topics of discussion the Commission has not always been able to address. Also discussed and important to include at Commission meetings: updates from different committees (Lake, CPC, and other hot topics going on in-town).

**CPC Update** – Geller – O’Cain met with the Community Preservation Committee regarding Hammershop Dam. Cost to repair the Dam is \$430,000 of which \$77,000 are fees payable to GZA. The vote for funds would allocate \$430,000 for repairs and could not exceed that amount. If all monies are not spent, then those funds would be returned to the Town.

Geller made motion at CPC to not act on voting for the funds.

There was no vote taken for funding of the dam as Committee members were not ready to vote as they felt uncomfortable with the price.

Question was raised as to whether the Commission wanted to have someone look into potential costs for repairs to the Dam. However, if pursue this avenue, who then would be responsible for maintenance of the dam? It is important that the Dam is repaired, however, need to be careful of what role the Commission plays.

Concern that there should be competitive bidding on the project, but how can this be accomplished when the dollar amount (\$430,000) is put out there.

Geller mentioned that he has spoken with O’Cain regarding consulting services and GZA. There is no bid process for design of the project. Concern is that one company is determining what is needed for repairs, without comparing to what others believe is necessary. There is a belief that the CPC has the authority to obtain another bid.

Meister suggested that he meet with O’Cain and phone the Director of Dam Safety to inquire about potential engineering firms which would be acceptable to use. Geller preferred that perhaps he and Westman made the phone call. Geller would then update Commission members.

Move to adjourn meeting  
Cremer, Geller 4-0-0

Meeting adjourned at 9.10pm