

Conservation Commission Meeting
Sharon Community Center
April 2, 2015 - DRAFT

Peg Arguimbau, Chairperson, Alan Westman, Keevin Geller, and Betsy McGrath were the members present. Stephen Cremer arrived at 7:50pm. Members not present: Linda Orel and Meredith Avery. The Conservation Administrator, Greg Meister, was also present.

Meeting started at 7:45pm

7:45PM – Hearing –Notice of Intent

16 Lexington Way, Previously known as Mt. Fern Ave DEP #SE280-0570

Ken McKenzie from Dunn & McKenzie representing the applicant.

Updated plans were passed out to Commission members. McKenzie reviewed the changes which were made as requested by the Commission. The owners of the property will install concrete boundary markers. The applicants prefer not to grant the Commission a Conservation Restriction on part of the property. As part of the Order of Conditions, the Commission requested that the As-Built be recorded at the Registry of Deeds with the following notation: Limit of work on property with no work beyond this point as referenced on updated plan. McKenzie will put a registry block on the as-built noting the boundary markers and that no work beyond the markers shall be performed. A silt fence shall be put up prior to any work beginning.

Motion: close hearing, DEP #SE280-0570, 16 Lexington Way.

The Order of Conditions will reference and be part of the new plan.

The Orders of Conditions will be completed next week.

The Conservation office shall be notified when work is ready to begin.

McGrath, Geller, 4-0-1

8:00PM 635 Old Post Road, Update on Project

DEP #SE280-0556

Eric Dias with Tunison and Dias, Applicant is Diamond Builders.

Dias gave a brief history of the project/property. A Comprehensive Permit was approved about 13 years ago for approximately 66 age appropriate homes. An Order of Conditions for that project was issued several years ago. Last October, Diamond Builders (DB) met with the Commission. At that time DB was petitioning the Zoning Board to change the project from an age restricted 66 unit project to a 36 unit development with no age restriction.

After meeting with the ZBA, BOS, ConCom etc , DB decided to withdraw their project and revert to the age restricted 66 garden style apartments. Previous plans developed for the 66 unit project have been submitted to the various boards in Town (ZBA, BOS) as well as to Department Heads. Comments have been received and the applicant will submit their updated plans to the Town sometime next week. The applicant is before the

Commission this evening to provide them with an update of the project. Clearing of the land is planned to begin in about 30 days.

Meister inquired about a possible Conservation Restriction on a portion of the property which connects to Route 1 and consists of wetlands. Dias will discuss this with his client and get back to Meister.

Brief discussion: extension of Orders. They were extended once. Under the Permit Extension Act, the orders were extended in 2008 then again in 2012. Orders were extended once.

Warrant signing: Gelerman invoice relating to conflict of interest and purchase of land.

8:15 Discussion: Lake Management Appointee: Rob McGrath

Arguimbau would like to consider McGrath for appointment to the vacant spot on the Lake Management Committee. There has been no other interest in the vacancy. At present, the Lake Committee only has half of its membership, with vacancies/appointments needed to be made by: The BOS, Planning Board and Conservation commission (one appointment each).

Motion: move that Rob McGrath be appointed to the Lake Management Study Committee. Cremer, Westman 4-0-1

Arguimbau informed McGrath that he should come and meet with the Commission at any point to update the Commission on what the Lake Management Study Commission is working on. Meister will provide McGrath with a copy of the Town Meeting vote setting up the Lake Management Committee.

Old and New Business.

Approval of Meeting Minutes dated March 19, 2015

Cremer, Geller 4-0-1

No date for the next meeting of the new Lake Committee has been set. McGrath will work with Avery to polish the presentation. Once the meeting date has been determined, McGrath will let everyone know.

CPC – voted unanimously on \$430,000 in favor of the dam repairs. Geller discussed cost of repairs with Selectman Heitin and both agreed the project needed to be done, with Heitin agreeing that the price for repairs does seem high, but was hopeful that the actual bid coming in would be much lower. Geller invited anyone who may know of a contractor to bid on the project.

Open Space – Update on the Open Space Master meeting which met on Monday night. Arguimbau explained they typically meet once per year to review and update goals and the plan. There was a new addition to the committee, a representative from the Disability Commission. His presence at the table will be very important. The Open Space Plan is due to be updated by 2017. It was discussed that for the next meeting, all current members should bring along someone to hopefully expand their group. The bulk of work has already been completed, though there are somethings which will need to be changed.

Within the Open Space Master plan is a whole section on water. Recreation will have their own section as well. If the Town has a master plan it makes it easier to apply for grants from the State.

Cremer asked Meister if there were any changes to the Lake with respect to the snow melting. Any environmental impacts? Water levels in the town? No issues. Lake is up to 9.7” though need to keep the lake low due to the temporary repairs to Hammershop Pond scheduled to be completed before the End of May. Until that time, the Lake really can’t be brought up.

At this time, both Hammershop and Manns Pond are fine.

Next Commission Meeting scheduled for April 16th.

Meeting adjourned at 8 35 pm
Cremer, McGrath 5-0-1