

Conservation Commission Meeting  
Sharon Community Center  
June 18, 2015

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

Meeting started at 7:50pm

**7:40 PM** – Proposed building of a boardwalk off of Mountain Street, on the Elson Property. Kurt Buerman of the Friends of Conservation (FOC) was before the Commission requesting to build a boardwalk at the Elson Property using two by sixes. In 2012 this was an Eagle Scout project in which trails were established. At this time however, the FOC are looking to put in a boardwalk, as the area is quite rocky and at times wet. The cost of the boardwalk will be approximately \$228. Volunteers from the Dedham Savings Bank will assist the FOC in putting in the boardwalk.

**Motion:** The Conservation Commission will provide the \$228 in funding to purchase the materials needed to build the boardwalk. It will be up to the FOC to provide additional funds if the cost should exceed \$228.

Cremer, Orel 5-0-0

**7:45 PM – Request for Determination, 306 No. Main Street  
Proposed construction of a swimming pool.**

Garret Tunison of Tunison & Dias, representing the applicant. The pool will be located in the existing lawn area and no trees will be cut. A plan was distributed – and is on file. The pool will be approximately 67 feet from the wetlands and 35 feet from the existing home. The cabana will be approximately 57 feet from the wetlands. The pool will retain water all year long. If there is a need to drain the pool, it will be pumped to the road drain located in front of the home. There will be no grading past the silt fence. No excavated material will remain on the site.

**Motion:** to close and issue a Negative Determination with condition that excavated material be removed from the property. Geller, Westman 4-0-1

**8:00 PM – Hearing Continuance: NOI, 216 North Main Street, Gander Realty Trust**

The applicant asked for a continuance to the next meeting scheduled for July 2<sup>nd</sup>, 7:45pm  
Westman, Cremer 4-0-1

**8:00 PM – Hammershop Pond Dam Update**

Peter O’Cain representing the DPW. Funding for the repair is currently in place. Four firms were interested in the project, with three firms submitting bids. The cost of these bids ranged from \$40,000 to \$50,000. Included in the bid price is the cost of the engineering services for the writing of the construction bid package to determine the

anticipated construction costs as well as providing oversight of the project once construction begins.

O’Cain brought to the attention of the Commission, that two days ago he received two notices of failures to comply from the DCR. He was not expecting these notices. One of the notices was for Hammershop Pond and that due to unsafe conditions at the dam, it would need to be inspected every three months. The other was for Manns pond. Due to poor condition of the pond, which the Town was aware of, the pond will need to be inspected by the State every six months. O’Cain will phone the DCR to discuss. He did speak with Hughes regarding the trees. O’Cain was told that if the trees were removed, then the dam at Mann’s Pond would be upgraded to “fair condition” and that there would be no need for inspection. O’Cain is proposing to remove the trees at this time. He has received a good price for the removal. There are three large trees located on Hammershop Pond and all the trees located downstream on Manns Pond will be slated for removal. Cost of the tree removal will be \$1,000.

O’Cain will be reviewing the bids. A quick glance showed that GZA was the lowest bidder, but this will need to be looked at further. O’Cain was happy with the bids received, each within \$5,000 of one another. Once an engineering firm is selected, they can move onto the next phase of the project, developing an RFP and selecting the construction firm to repair the dam. O’Cain is hoping to begin in September and will return to the Commission at that time to give them an update.

**Motion** was made for the tree removal at Hammershop Pond and inspection and tree removal of trees at Mann’s Pond.  
Cremer, Geller 5-0-0.

**8:15 PM – Hearing Continuance, DEP SE#280-0565  
Sharon Residences at 135 Old Post Road**

Kelly Killeen representing the applicant. Killeen has met with the ZBA who had similar issues with the project as the Commission had. Currently, there are two roads located on the property. One of the roads (on the South side) has been approved by the Board of Selectman (BOS), and provides access to his client’s site. Killeen and his client are currently negotiating with the developer of the proposed mall and the other roadway located on the North side. Each developer is trying to achieve cost sharing of a shared road. There are lots of moving parts and this part of the project is ongoing. Additional permits would be required for this road, not just from the Commission, but from the ZBA, BOS and MEPA. Client will be meeting with the ZBA on July 8<sup>th</sup>. Once that hearing is closed he will come back to the Commission with proposed changes.

Client is before the Commission presenting the approved roadway located on the south side. This road is located outside of the resource area. Presently, there is lots of activity happening with relation to bogs.

Developer has condensed the project to 192 units to be located at the front portion of the site. 127 parking spaces will be located under the buildings. More buffers have been added on either side of the project. By locating the parking beneath the buildings, the developer freed up 14,000 square feet with a smaller impervious footprint than previously proposed. The project meets storm water management. The proposed retaining walls are also smaller than previously proposed. A peer review of the project has been completed by Tom Houston with a review of comments and drainage. Architectural components are currently being worked on.

There is a Conservation Restriction on part of the property, which has been done through the State. Meister is in agreement that the package from the ZBA has been reviewed as well as the addressing of comments made by Tom Houston. Killeen will put all documents together and provide to Meister.

Question regarding the bogs. The Town will be gaining more bogs. The road work should be completed within the next couple of weeks. Meister would like a clean plan of the project which includes the storm water plan. He would like a paper copy of this plan. ZBA has not yet closed the project, but Killeen assured Meister that there will be no more changes to the approved roadway.

**Motion:** to close hearing upon receipt of all current plans.  
Geller, Orel 5-0-0

**8:30 PM – Notice of Intent, DEP SE#280-0571**

**Proposed construction of a single-family home, 12 Deborah Street**

Steve Igas of Igas Environmental representing the client. The property underwent an ORAD about four years ago which is still valid due to the permit extension act. Igas explained the project. There was concern from Meister that the home would be located within the 200 foot river front. He explained that the adjacent lots homes were kept outside of the 200 foot river front and that this proposed home should be outside of that buffer as well. There was an original plan which had a proposed home located outside of the 200 foot buffer zone. Meister is also concerned about grading with drainage from this property possibly affecting abutters.

The abutter from 8 Deborah Sampson expressed concern of drainage onto his property. His home is located downhill from the lot. Igas explained that it should not be a problem to redirect drainage so as not to affect 8 Deborah Sampson. There was concern with removal of trees. Meister believes that adjustments made to the finished grade should ensure that the abutter will not be affected by drainage from 12 Deborah Sampson. Additionally, Meister would like to see another plan, which would include the revised grading. He would also to see a new plan showing the home outside of the 200 foot river front buffer zone. The area is a sensitive site with steep slopes. Septic must also fit on the site.

Meister proposed that the hearing be continued to a later date so that the applicant can look into revising his plans, with the house located out of the 200 foot buffer zone of the river front. Continue hearing to August 6<sup>th</sup> at 8pm. A plan must be provided to Meister no later than July 16<sup>th</sup>.

**Motion:** to continue hearing to August 6 at 8pm. Orel, Cremer 4-0-1

Voucher for Gatehouse Media and Gelerman & Cabral were signed.

**Lake update:** The problem of dead fish at the lake is much better. Meister believes the cause was the temperature of the lake. This morning the lake temperature was about 72 degrees. Typically the temperature rises throughout the day.

The level of the lake as of this morning was 10.04. More than likely, the level will begin to recede. Meister passed around an old copy of Mass Wild Life Magazine which listed many different species of fresh water fish. Included in the fish descriptions was mention of temperature water and at what degree fish begin to become affected. According to the magazine, most of the fish in Lake Massapoag do not survive in warmer waters.

Meister believes that he is being micromanaged in his management of the lake. He feels pressured to let out less and less water. He is concerned that with too little water being released problems will begin to occur. Currently the water temperature is being taken at the flume house. Perhaps Everwood Camp can begin to take lake temperature. David Goldstein has mentioned on the Lake Facebook page that he is getting different temperature readings. Meister believes that if others wish to take the lake temperature and pass that information on to him, that would be good, especially at the coves. The average depth of the lake is about 13 feet with temperatures varying depending upon where you are. Meister informed the Commission that he will be discharging water as needed.

The Conservation Bylaw has been sent off to K. Connolly for review. The Commission will hold another working session. When discussing the Rules & Regulations, it was mentioned that something about the lake should be included as well as the regulation about Jet Skis and similar watercraft that was passed by the Commission last summer.

Arguimbau reminded members to watch Blake Martins presentation. The Commission should begin to talk about regional water issues sooner rather than later.

Approval of meeting minutes of June 4<sup>th</sup>, 2015.

On page one, delete the words: lake level.

Beginning at: Sunday, change from Fish and Game to DEP.

Approve Meeting Minutes as amended: Cremer, Orel 5-0-0.

Next meeting is July 2<sup>nd</sup>.

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Meeting Minutes  
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Arguimbau informed the Commission that the project at 38 Beach Road has been rescinded. She will speak with Meister about other two proposed projects and how they should be handled. The residents at 1 Beach Road do not have specific plans and have informed Meister they plan to void their plans. Not sure what the other applicant is planning on doing, but if she wishes to proceed, a full description of the proposed project will need to be submitted.

Motion to adjourn  
Orel, Westman 5-0-0

Meeting adjourned at 10pm.