

# Horizon For Youth Reuse Committee

**Sharon, Massachusetts**

**Meeting of December 13, 2009**



**Meeting of December 13, 2010**

**In Attendance:** members: Mike Bossin, Gary Bluestein, Jay Bronstein, Town Counsel Lisa Whelan, Guests for Hearing, Diane Kampf, Gill Robbins, Eliza Falcone, Gene Nault, Noah Siegel, Scott Brody Founder Everwood Camp Partners, Attorney David Wiener, Director Dane Pickles, Director Jaime Pickles, John Rockwood Eco-Tec

1: 7:15 **Meeting called to order.**

2: 7:16 Approval of Minutes November 4, 2010 Motion to accept Jay Bronstein, second Mike Bossin accepted unanimous  
Approval of Minutes November 16, 2010 Motion to accept Jay Bronstein, second Mike Bossin, accepted unanimous

3: 7:18 Mike Bossin gave opening statement, The Committee is charged with submitting collected information to the Selectmen on changes to the lease regarding paragraph 2.3 in the Ground Lease agreement between the Town of Sharon and Everwood Camp Partners. This is to include the following:

:

1. That the use of the property, including on site waste disposal and other site operations, will not cause surface water quality at down gradient streams, ponds or lakes to fall below Federal or State standards for Class B surface water as set forth in 3114 CMR 4.00 Massachusetts Surface Water Quality Standards.

Please include at minimum;

Detailed plan for the protection of Lake Massapoag and adjacent wetland areas

Listing of water conservation measures

Plan to limit and manage the use of hazardous materials, including but not limited to, pesticides, fertilizers, cleaning chemicals, de-icing agents

Plan for septic system maintenance, inspection, monitoring and provision for expansion as required

2. That the site is an appropriate location for the intended use

Please include at minimum;  
Statement of intended use including any changes or clarifications to the use stated in the lease documents

Statement that the use is consistent with the historic use of the site and provide any supporting documentation and /or research

List anticipated number of participants including staff for standard daily activities, special events and off season events

3. The use as defined will not adversely affect the neighborhood

Please include at minimum;  
Provide a sample annual calendar of use including anticipated start and stop times

Updated traffic plan including any changes or clarifications to the plan outlined in the lease documents

Drawings or plans designating, traffic patterns, points of access, site improvements, changes to landscaping, street crossing, signage placement, parking areas and waterfront improvements

Plan for the limitation of light and noise pollution

4. There will be no nuisance or serious hazard to vehicles or pedestrians

Please include at minimum;  
Updated drop off and pickup plan including any changes or clarifications to the plan outlined in the lease documents

List any anticipated traffic control measures planned or required

5. That adequate and appropriate facilities will be provided for the proper operation of the proposed use

Please include at minimum;  
Update capital improvement plan including any changes or clarifications to the plan stated in the lease documents

Any reports, affidavits, meeting minutes etc listing agreements or approvals obtained from town officials or boards to date that have impact on the proposed use

List industry certifications obtained or required for the operation of the intended

4: 7:30 Hearing Open

5: Floor given to Scott Brody who presented the committee with a binder ( to be included in final report and file) that included the answers to the requested information listed above. Scott started with a history of his background as well as a description of what he intended to use the property for. He introduced his Camp Directors, his Counsel and an Environmental Engineer. At this point John Rockwood from Eco-Tec took over and proceeded to go over the environmental questions with attention to plot plans and specific areas of concern that are outlined in the binder. Scott took over and proceeded to cover the other issues with traffic, scheduling, parking, Capital improvements, and stabilization of facilities, continuation and appropriateness of intended use, light and noise pollution.

6: Throughout the presentation general questions were asked by the guests which both Scott and the committee answered. The guest were very pleased that the camp was going to stay a camp in the general historic use. The answers that Scott supplied that are in the presented binder satisfied the guests.

7: The open hearing was continued to a later date the committee will meet again to discuss the answers given to see if any clarification will be needed

9: 9:30 Motion Jay Bronstein to Adjourn second Mike Bossin vote was unanimous

Respectfully Submitted  
Gary Bluestein