

Horizon For Youth Reuse Committee

Sharon, Massachusetts

Meeting February 7, 2011



Meeting of February 7, 2011

In Attendance: members: Mike Bossin, Gary Bluestein, Jay Bronstein 7:30pm (late)

- 1: 7:05 **Meeting called to order.**
- 2: 7:06 Discussed comments made by the various departments and wrote a request for feedback from Everwood Partners to be presented to the committee on February 24, 2011 at the continuation of the Everwood open hearing.

TOWN OF SHARON

HORIZONS REUSE COMMITTEE

MIKE BOSSIN
JAY BRONSTEIN
GARY BLUESTEIN

To Scott Brody Everwood Partners LLC:

The Horizons Reuse Committee had requested feedback from different Departments within the Town on the Submission of Materials that you provided to the Committee on December 13, 2010. Please see the attached responses. We request that you provide a response to each item highlighted in Red of the Request for Additional Information. We would like you to incorporate your responses into a revised edition of your prior Submission of Materials. Our goal is to continue the open Hearing of December 13, 2010 to Thursday February 17, 2011 at 7:15 pm at the Sharon Community Center. If this date does not allow you sufficient time to properly respond, please let us know so that we may reschedule to a future date.

Please confirm receipt of this email and if you would like a hard copy that can be arranged

Horizons Reuse Committee
Jay Bronstein
Mike Bossin
Gary Bluestein

SUBJECT: Review of Traffic and Parking and Submission Materials for December 13, 2010 Meeting of the Horizons for Youth Reuse Committee

Dear Committee Members:

The Town of Sharon Engineering Division of the Department of Public Work has reviewed the "Submission of Materials for December 13, 2010 Meeting of the Horizons for Youth Committee" and the two-page "Traffic and Parking" submission and we have the following comments:

- 1) The plans for site usage are varied and the impact on traffic is difficult to determine for such varied events and possible attendee numbers. It appears that the daily camp usage of 200 campers and 40 staff members should not cause a traffic flow problem, since we are looking at about 5 to 6 bus's and 30 to 40 cars. However, the special events with 1000 people will require parking that does not currently exist at the site and a clear delineation of where that parking would be was not provided. Those concerns apply to staff parking as well. A better parking plan is needed, so it can be determined how many parking spaces currently exist and how many spaces can be added and where. It is proposed on the "Traffic and Parking" two-page report that the septic area will be used for parking. Septic areas are not usually an acceptable location for parking and approval from the Board of Health will be required if that proposal is to be pursued. In summary, a more detailed parking plan with current number of spots and proposed number of spots with locations will be needed. The reason for this request is to ensure that Lakeview Street traffic can continue to flow during drop-off times and during special events. The Engineering Division would like to include in any agreement that we have the right to request actions to be

taken by the camp owners, in the event that traffic is negatively impacted by activities at the camp.

The Engineering Division has no turning radii information on the entry or exit driveways, so we will leave it to Camp Everwood and/or the Reuse Committee to ensure that bus traffic can enter and exit the site without backing up or making turns that would stop traffic on Lakeview Street. If the Reuse Committee would like this issue pursued in greater detail, the Engineering Division recommends that a trial bus run be made to demonstrate that bus traffic can enter and exit the site safely. It is my understanding through questioning Town officials that bus traffic has entered and exited the site, in the past, as shown on the camp's traffic plan.

- 2) Page 3 of the "Submission of Materials" describes use of fertilizers and hazardous materials. It should be noted that the camp is in a Water Protection District and all the requirements of Section 4500 of the Zoning By-Laws of the Town of Sharon apply to this site with respect to the storage of chemicals and the use of fertilizers. Specifically, section 4532 prohibits storage of chemicals in excess of 5 gallons without a Special permit from the ZBA. See Section 4532 for all prohibitions that require a Special permit and 4531 for prohibited uses. Camp Everwood officials should contact Kevin Weber of the Sharon Forestry and Grounds Department regarding the use, application rate and type of fertilizer to be allowed on grassed areas.
- 3) It isn't clear from the documentation whether the camp will be charged for water at the site. Specific watering schedules and times of application should be discussed with Kevin Weber of the Sharon Forestry and Grounds Department and David Masciarelli of the Sharon Water Department.
- 4) Page 5 of the submission of materials notes that campers from a 25-mile radius will be allowed at the camp. Is there a mechanism in place to determine the 25-mile radius? Perhaps a designation of neighboring towns of residence allowed would be more easily enforceable?
- 5) Finally, it is not clear from the documentation submitted to the Engineering Division of the DPW that the Town of Sharon is indemnified from any lawsuits arising from activities at the camp. It is assumed by this department that this issue has been addressed somewhere but it is important that the question be answered to the committee's satisfaction.
- 6) It should be noted that any building construction work at the site that involves the use of public funds requires that State purchasing laws under Chapter 149 of the Mass General Laws be adhered to. Specifically, projects under \$25,000 require three written quotes. Projects over \$25,000 require a sealed bid process. All building construction contracts paid for with public funds, at any amount, must be performed at prevailing wage.

Please acknowledge paragraph 6 as it pertains to Capital funds

Comment on adding in total below to the lease

The Board of Health voted unanimously at its meeting of January 24, 2011, as follows:

In order to assure that the (Camp Everwood) facility will remain in compliance with the wastewater design limits (8750 gpd design flow), these assumptions used to design the system should be included in the lease (with Camp Everwood):

No more than 250 overnight campers and staff or 728 day campers may be allowed;
Day campers to bring own food with the exception of a weekly barbecue;
No food preparation or washing dishes;
Cabins not currently in use continue to not be used for camping activities (non-septic related use only) unless the applicant comes to the BOH for modification.

Thank you for the opportunity to comment.

Linda Rosen
Health Administrator

From Sharon Conservation Commission
Dear Gentlemen:

At the Committee's request, I have reviewed Everwood's Site Operation plans related specifically to the protection of Lake Massapoag, adjacent wetlands resources, proposed water conservation measures, use of pesticides, herbicides, and hazardous materials, among other items. I have been in communication with the Camp's personnel and land consultants in the preparation of the above stated procedures and find them to be thorough and very suitable.

Should the Committee wish any further feedback, don't hesitate to contact me.

For the Commission,
Greg

I discussed several issues w/Gary. Camp tuition will include busing in an attempt to limit traffic. Buses will use circle, all entering at same location and exiting at other end. Other issue was band and chorus practicing until 10:30 PM. Will noise carry and disturb residents behind camp. Gary said he will make sure noise issue addressed. Based on our conversations, I am all set.

Joe B
Joseph S. Bernstein
Chief of Police
Sharon Police Department
Sharon, MA 02067
FBINA Session 155

Gary

For the record (as discussed), 4 (b) the three bullets re speed bumps, pedestrian crossing stand, & "ample signage" provision should be at Everwood's expense not the Town's.

Ben

Please respond to the need for speed bumps are they needed? If so it must be acknowledged that this is done through the Towns engineering Dept as well as approval from the Police and Fire Department and will need a public hearing

Ben,

I've reviewed the documents and am satisfied with their contents. My occupancy file is consistent with the intended "uses" and the descriptions Everwood provided are already established at the facility. The beachfront does need some restoration and the original beach is still identifiable if you walk the shoreline.

Thanks
JXK

RE: HFY Reuse

Response to #1.(c)

Any chemicals, cans of gasoline, or equipment i.e. lawn mowers or snow blowers, should be kept in uninhabited storage areas in proper containers. Inspections should be made by building inspector, board of health and fire department personnel yearly. All permits for storage of flammable liquids and propane should be obtained and inspected prior to occupancy.

#2. (c) All buildings occupied should have working smoke and carbon monoxide detectors as required by code.

General:

1. Parking of staff vehicles should not prevent emergency response vehicles from gaining access during emergencies.
2. Emergency response and evacuation plans are the responsibility of the tenants and should be in place and staff should be instructed in each prior to occupancy.

As always, fire department personnel can assist on any of the above issues upon request.

Chief Dennis Mann

comment on adding this to the lease

After looking over the packet, Everwood Partners should have a professional with a Massachusetts pesticide license if they plan to apply any pesticides to either the grounds or the buildings themselves. I believe they are required by law to have someone with a license apply any pesticide to a non residential property.

To date they have been very cooperative whenever they do any work to the facility. As long as they continue to keep the town in the loop prior to any major projects, I am looking forward to the continued upgrades to the facility.

Kevin Weber Supervisor forestry and grounds Town of Sharon

- 3: 7:15 Discussion about e who is in charge of collecting rent as well as making sure the terms of the lease are being fulfilled, will ask Ben's office.
- 4: 7:30 A cover letter and a request for comments was composed to send to town Departments on the Everwood presentation that was given to the committee on the December 13, 2010 open hearing. Each department will be asked to comment on an area of expertise and respond back by January 28, 2011 with the intent of continuing the hearing on February 7, 2011

The Horizons for Youth Reuse Committee on behalf of the Sharon Board of Selectmen are requesting that the following documents, submitted by Everwood Partners Camp LLC, regarding their Lease at the former Horizons For Youth Camp with the Town of Sharon be read and responses submitted by January 28,2011.

If you have any questions please contact us at pioneer@sria.com or 781-784-2141. If you would like an electronic copy of these documents please request them at the above email address there are also plans that can be emailed if needed.

We thank-you in advance for your timeliness in your response as a Public Hearing will be continued on February 7, 2011.

Gary Bluestein
Micheal Bossin
Jay Bronstein

SHARON HORIZONS FOR YOUTH
REUSE COMMITTEE

Gary Bluestein
Michael Bossin
Jay Bronstein

Date: January 14, 2011

Board of Health	__Linda Rosen__
Conservation Commission	__Greg Meister
Department of Public Works	__Eric Hooper
Forestry & Grounds Division	__Kevin Weber
Building Inspector	__Joe Kent__
Town Engineer	__Peter O’Cain
Septic	-- Jim Andrews
Board of Selectmen	__Ben Puritz__
Police Department	__Joe Bernstein
Fire Department	__Dennis Mann

Everwood Camp Partners LLC has entered into a lease with the Town of Sharon. The lease has been executed by both parties. While the terms of the lease have been finalized and agreed upon, the Board of Selectmen and the Horizons Reuse Committee have asked for clarification and additional information on certain items. This additional information will be incorporated into the lease in the form of an appendix. The committee has submitted a number of questions to Everwood Partners and has received a response. The questions and responses are attached. The Selectmen have requested the committee solicit your professional input and comments as they pertain to your department. Please read through the document provided by Everwood we are looking for comment specifically (see below) as well as any other pertinent comments that we may have missed or you feel need to be included.

Insert specific request.

May we have your comments and recommendations on the attached no later than Jan 28, 2011

We welcome you to also attend the meeting on February 7, 2011.

Thank you,

Gary Bluestein
Michael Bossin
Jay Bronstein

5: 8:30 Motion Jay Bronstein to Adjourn second Mike Bossin vote was unanimous

Respectfully Submitted
Gary Bluestein