

WAYLAND CONSERVATION COMMISSION

Minutes Thursday, September 27, 2012 7:30 – 9:20PM

Location: Senior Center, Town Building, 41 Cochituate Road, Wayland, MA

Present: Commissioners: Roger Backman, Markey Burke, Barbara Howell, Chairman: Andy Irwin,
Conservation Administrator: Brian Monahan

Minutes: Andrea Upham

Not present: Ted Harding; Larry Kiernan; John Sullivan

A.Irwin opened the meeting at 7:30 PM noting that a quorum was present.

1. 7:30 pm – Citizens Time

No comments were offered.

2. Minutes – September 13, 2012

Motion to approve the September 13, 2012 Minutes as edited; Seconded 4-0

3. Land Management

a. Farming

B.Monahan reported that payment was received for Cow Common and Heard Farm, and he is still awaiting the signed agreement for Sedgemeanow. R.Backman reported that he phoned the farmer and asked him to complete the document. B.Howell commented that the equipment appeared to be in the same place.

b. Rice Road (Snake Brook) Dam

B.Monahan reported that J.Moynihan said they ordered the supplies for the door and windows and reminded Commissioners that it is important to know that the gate valves are going to work. A.Irwin commented that there is a need to get the door done first and then proceed from there. B.Monahan reminded Commissioners that the final inspection report is on disk if anyone is interested.

- 4. 7:35 pm – Public Hearing, Ken Chase, New Wampum Realty, Applicant, 22 Plain Road, DEP File No. 322-7???:** Notice of Intent filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40 and the application filed pursuant to Wayland's Wetlands and Water Resources Bylaw, Chapter 194 by Ken Chase, New Wampum Realty. The applicant is proposing to renovate the existing dwelling and regrade a portion of the rear yard at 22 Plain Road, Wayland, MA. The existing dwelling foundation will remain with the only changes being an addition to the rear of the garage and adding a larger rear deck. Applicant also proposes to add a roof infiltration system and plant 6 1-inch caliper Red Maple Trees. The property is shown on Wayland's Assessor's Map 24, Parcel 128.

Ken Chase, New Wampum Realty, and Joey Fonseca, Metrowest Engineering, were present for the discussion. A.Irwin noted that the project had not yet received a DEP file number, and Mr. Chase said he is addressing that. Mr. Fonseca summarized the property, which is a 35,000 square-foot lot with an existing single-story dwelling and concrete drive. The plan was shown and wetlands were shown in the rear of the lot, along with the 100-foot buffer zone and 30-foot

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no-disturb. Mr. Fonseca noted that the dwelling is on a high point on the lot. Trees over six inches were specifically noted on the plan, along with the existing rear deck, small lawn area and existing septic. Mr. Chase commented that the septic system was redone approximately nine years ago. Mr. Fonseca detailed the proposed dwelling to be a 2.5 story dwelling to be reframed with an increase to the garage bay size by a three-foot addition in the rear (60 square feet). The existing deck is proposed to be replaced with a larger one, increased by 100 square feet.

Mr. Fonseca summarized the second part of the project, which is to extend the rear yard and create a play/natural usable area within the 100-foot buffer zone. He reported that the grade at the house is 140 with a 2.5 to 1 slope down. Of the trees to be removed, three are within the buffer zone and five are outside of the buffer zone. R.Backman inquired as to the reason for the tree removal, and Mr. Fonseca explained that the trees in the rear require removal because of the fill needed. He explained that three of the trees are hanging over the house and there is a 24" red oak right in the middle of driveway. R.Backman inquired as to whether they are tearing down or renovating. Mr. Fonseca responded that they are removing the existing dwelling but keeping the foundation/footprint. Mr. Chase confirmed. B.Howell asked if the plan was NGVD datum and explained that it required notation on the plan. A.Irwin inquired about the limit of lawn, and Mr. Fonseca said it is the top of the slope. A.Irwin commented that while adapting the plan to meet the Commission's requirements, the limit of lawn should be included so it is clear.

Mr. MacDowell, abutter to the property, asked if the trees proposed for removal were marked, and Mr. and Mrs. MacDowell were invited to look closely at the plan to see the trees noted for removal. B.Monahan told Mr. Fonseca that the addition of a layer of shrubs at the edge of the lawn at the top of the slope break would be helpful and will assist with the tree loss on the project. B.Monahan also informed the applicant that he noted there had been some dumping in the wetlands at the site. A.Irwin raised the issue of runoff and erosion given the sharp swale on the property. Mr. Fonseca responded that they can feather them to smooth out the swale. A.Irwin said they will need stabilization of that sharp swale area as the job is finished. A.Irwin also noted that the deck will require deeper foundations to be below the septic tank level, and Mr. Fonseca noted that. Mr. Chase added that they will probably end up cantilevering that spot.

R.Backman commented that Sheet 3 shows both silt fence and Filtermitt. Mr. Fonseca responded that there is a silt barrier behind the Filtermitt for double reinforcement and protection of the wetlands. A.Irwin asked how much fill is expected to be used, and Mr. Fonseca said 150 cubic yards will be delivered on the east side of the house. A.Irwin raised the issue of access for heavy equipment on the site, noting several large trees in the area. Mr. Fonseca noted an area of twenty feet between trees which should suffice. A.Irwin noted a discrepancy on Form WPA 3, section B, where 2544 square feet was noted as the proposed alteration, and the applicant confirmed it was an administrative error and that the total square feet of alteration proposed is zero.

B.Monahan said that the property will require a stone pad for the truck and to address that in advance so there is no tracking on the street; the spot to be utilized for the stone pad can be noted on the plan. A.Irwin asked if the property used natural gas and whether there was an oil tank. Mr. Chase reported a tank exists that will be removed and he will ensure that he will

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involve the Fire Department. A.Irwin reported that the removal of the tank and feed lines will be noted in the scope of work.

B.Monahan asked if they are replacing the gravel steps on the west side, and Mr. Chase said if replaced, they will be replicated in a similar style, adding that the walkout from the lower level is the best access to the back of the property. Discussion ensued about trees on the property, and B.Monahan encouraged the applicant to have them looked at before construction, specifically the Ash trees, to determine if any maintenance is needed before construction begins.

A.Irwin summarized issues to be added to include limit of lawn, additional shrubs, access for importing fill, correction on plan datum, inclusion of current and proposed impervious surface on the plan, and stone pad location. Mr. MacDowell, abutter, asked if the existing leaching system will be staying the same, and Mr. Chase confirmed that it would and he also confirmed no change to the number of bedrooms, adding that the proposed dwelling will be taller than the existing dwelling.

Motion to continue the hearing to Wednesday, October 10, 2012 at 7:35 pm under the Wetlands Protection Act; Seconded 4-0

Motion to continue the hearing to Wednesday, October 10, 2012 at 7:35 pm under the Chapter 194 Bylaw; Seconded 4-0

5. **8:12 p.m. – Public Meeting, Matthew Roman, Applicant, 55 Rice Road, File D-798:** Request for Determination of Applicability filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40 and the request to amend a Permit issued pursuant to Wayland's Wetlands and Water Resources Bylaw, Chapter 194 by Matthew Roman. The applicant is proposing to move the garage addition to the rear of the property by four feet, to add a new deck on the addition that is 8' x 16', and to remove the proposed patio at the rear of the house at 55 Rice Road, Wayland, MA. The property is shown on Wayland's Assessor's Map 49, Parcel 001.

Matthew Roman was present for the discussion. Mr. Roman reported that the house is sold and the person buying it wants to move the garage back four feet, remove the existing patio and construct a deck right off the back. B.Monahan asked if there are steps, and Mr. Roman confirmed that they are on the south side and are roughly 42" wide. A.Irwin asked if it were a temptation to regrade in that area, and Mr. Roman reported that it is fairly level now. A.Irwin reviewed the wetland lines on plan, noting expansion of the lawn area of about 20 feet outside sediment erosion barrier and proposal to remove two trees (spruce). B.Monahan confirmed two were already cut in the buffer zone. B.Howell raised the issue of drainage from the driveway, particularly when snow is present. Discussion ensued about the driveway access and location. A.Irwin noted that on the plan he had been confused by the 100-foot buffer zone line, which looks like a contour line; Mr. Roman confirmed the area is almost completely flat. Discussion ensued about the 700 square feet of impervious surface added by the driveway, and B.Monahan noted that though it had been included in the narrative, it had gone unnoticed. A discussion ensued led by A.Irwin regarding amendments routinely covering projects which represent either equivalent or less impact to the wetlands and discussed that perhaps withdrawal of the amendment was in order. Mr. Roman expressed concern and explained the timing of the project. A.Irwin inquired as to whether the driveway needed to be paved, explaining that the area of concern is from 100-foot line and back. Discussion ensued of utilizing

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9. Compliance Updates/Complaints

- a. Wayland High School; DEP File No. 322-734
A.Irwin reported asking J.Moynihan as to whether there is retainage on this project.
- b. 55 Knollwood Lane
B.Monahan reported that he had nothing new to report, and A.Irwin expressed the need to address the rocks at the bottom of the slope.
- c. 50 Rich Valley Road
B.Monahan expressed the need to send out a letter responding to the planting plan noting that weeping willows not native species.
- d. 89 Lakeshore Drive
B.Monahan will be sending a letter to remind the property owner that she needs to do drainage mitigation and that she is overdue on the leaching basin report
- e. 50 Sherman Bridge Road
B.Monahan and B.Howell conducted a site visit and verified there is no new construction at the site. B.Monahan will issue a letter to remind the property owner that any work on the property would be jurisdictional, requiring a filing.

10. Citizen Inquiries

B.Monahan informed the Commission that a call was received concerning Heard Farm drainage.

11. Other

- a. Board of Appeals Comments
B.Monahan reminded Commissioners that he had drafted a letter and sent it to them for review and comment and requested that Commissioners return any edits.
- b. Annual Report
M.Burke suggested adding new dog regulations to the report.

As an aside, It was also suggested that B.Monahan send a letter to the Sudbury Valley Trustees informing them of the new dog signs to be posted on Conservation land and requesting a coordination of rules on shared properties.

- c. Green Fire Showing
B.Monahan reviewed the Commission being invited to help sponsor a movie about the environment. Discussion ensued about the need to preview the movie in advance of any sponsoring and it was determined the Commission would pass on the invitation.
- d. October Special Town Meeting
Brief discussion ensued about the proposed amendment to the conservation cluster. A.Irwin commented that we don't like it because future impact has not been considered but we're not prepared to fight it.

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12. Correspondence/Expenditures

13. Adjournment

Motion to adjourn at 9:20pm; Seconded 4-0

The next Conservation Commission Meeting is scheduled for **Wednesday, October 10, 2012** in the Wayland Town Building.

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION
September 14, 2012 to September 27, 2012**

September 14, 2012

Phase I Evaluation Report on Snake Brook Dam from GZA Environmental

September 17, 2012

322-575 Registry filing of CoC for 95 Lake Road Terrace from Gordon Fowler

322-624 Inspection Report on Wayland Commons from Sullivan, Connors

GZA invoice for \$3800 for Snake Brook Dam Phase I inspection

September 18, 2012

D-799 Registry filing of CoC for 22 White Road from Eileen Stanford

322-775 Notice/contacts/schedule, etc. and performance guarantee for 121 Dudley Road from Skip Miller

September 20, 2012

322-778 Registry filing of Permit/OOC and performance guarantee for 15 Sylvan Way from Al Zagame

Letter from DCR confirming receipt of Snake Brook Dam Phase I inspection Report

322-701/744 Town Center Inspection Reports from RJ O'Connell

D-782 Notice of project completion and request for site inspection at 248 Lakeshore from Ruta Smilskalns

September 21, 2012

Board of Appeals Hearing Notice (21 South Street, 9 Old Farm Circle, 89 Stonebridge Road)

322-701 Revised list of personnel for On-site SWPPP at Town Center from EMJ

322-775 Memo re: proposed change to location of sediment barrier at 121 Dudley Road from Skip Miller

September 24, 2012

322-665 Inspection Report on 137 Boston Post Road from Hayes Engineering

Erosion Control Plan for Habitat for Humanity from Dana Owens

322-781 Notice to start work at 20 Rich Valley Road from Curtis Septic

September 25, 2012

D-807 Notice to start work and performance guarantee for 300 Stonebridge Road from Hung Ming Lin

322-710 Inspection Report on Fieldstone Estates from H2O Engineering

Board of Appeals Decisions – Whole Foods Market signage and 8 Eden Road demo/addition

Town of Sudbury Board of Appeals decision re: Sprint modifications to wireless facility at 20 Boston Post Rd

September 27, 2012

322-757 Inspection Report on 101 Boston Post Road from GPR, Inc.

322-748/773 Inspection Reports on 14 Squirrel Hill Road from GPR, Inc.

LIST OF EXPENDITURES September 14, 2012 to September 27, 2012

9/14/12	Community News	\$ 25.38	<i>Legal ad</i>
	Forestry Suppliers	155.67	<i>Misc. land management supplies</i>
	MACC	631.00	<i>Annual Commission dues</i>
9/19/12	Beaver Solutions	\$1617.50	<i>Lee Road flow device</i>
	GZA Geoenvironmental	3800.00	<i>Snake Brook Dam inspection</i>