

WAYLAND CONSERVATION COMMISSION

Minutes Thursday, June 27, 2013 7:47 – 9:20PM

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

Present: Commissioners: Roger Backman, Markey Burke, Ted Harding, John Sullivan (8:00pm),
Chairman: Andy Irwin, Conservation Administrator: Brian Monahan

Other: Sherre Greenbaum and Betty Salzberg

Minutes: Andrea Upham

Not present: Barbara Howell; Larry Kiernan

A.Irwin opened the meeting at 7:47 PM noting that a quorum was present.

1. **7:47 pm – Citizens Time**
No comments were offered.

2. **Minutes – June 13, 2013**

Motion to approve the Minutes of June 13, 2013 Minutes as edited; Seconded 4-0

3. **7:48 pm – Continued Public Hearing, Fred Mannix, Applicant, 122 Lakeshore Drive, DEP File No. 322-803:** Notice of Intent filed pursuant to the Wetlands Protection Act and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, by Fred Mannix, proposing the construction of a second story addition to the existing house and repair of existing wooden decks and retaining walls along with site grading and landscaping, at 122 Lakeshore Drive, Wayland MA, Assessor's Map 46B, Parcel 32.
4. **7:48 pm – Continued Public Hearing, Fred Mannix, Applicant, 124 Lakeshore Drive, DEP File No. 322-802:** Notice of Intent filed pursuant to the Wetlands Protection Act and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, by Fred Mannix, proposing the construction of a replacement septic system for the existing house and abutting house as a shared septic system, including site grading, landscaping and retaining walls and repair of wooden decks and retaining walls on the site, at 124 Lakeshore Drive, Wayland MA, Assessor's Map 46B, Parcel 31.

Fred Mannix, Applicant, and Steve Poole of Lakeview Engineering, were present for the discussion. A.Irwin explained that there are two new commissioners joining the Commission shortly and the desire is for the vote to include as many commissioners as possible. A.Irwin explained that new commissioners can review Minutes and Lisa Eggleston's peer review, which is close but not complete and waiting for input prior to further substantive discussion is desired. B.Monahan expressed the need to ensure votes are legal with respect to legal notice provided. A.Irwin reported that a meeting was held with Lisa Eggleston on Monday and the site was walked so she could communicate before the next meeting. B.Monahan noted that if productive, a second working session could be scheduled. Mr. Poole asked if they should defer further discussion, and A.Irwin responded that it will be more productive in terms of having Ms. Eggleston's comments for a detailed review. B.Monahan asked Mr. Poole for four or five copies of the detail sheet, and explained that he had informed Mr. Mannix that one plant needs to be changed.

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Mr. Poole provided a brief overview of the sites with the two structures. Houses and grading were shown on photos and the plan, with small lots and three cesspools shown. Mr. Poole explained that the plan to eliminate the cesspools and have an elevated system for both homes. Mr. Poole noted the steep embankment shown on the roadway with rotted retaining walls there as well as along the lake wall. They are proposing new retaining walls and a raised parking area. The roof will be taken off and raised up. M.Burke asked about trees proposed for removal, and Mr. Poole they are on the slope with some leaning toward the house. Mr. Poole noted a Sycamore at a 45-degree angle and another large tree he commented was dead. He explained that replacement plantings will be along the shore line and other areas shown. A.Irwin asked about the timer wall to be replaced at the bank of the pond, and Mr. Mannix said that Jersey barriers are planned. T.Harding inquired about the space in between, and Mr. Mannix responded that there will be no flow and fabric behind. Discussed ensued on the process for getting the barriers in to the site, which Mr. Poole showed on the plan with a temporary ramp area with a staged process planned. A.Irwin asked if the pre-cast concrete block retaining wall next to the road is going in before the ramp or as the ramp is constructed, and Mr. Poole and Mr. Mannix said as the ramp is being constructed. A.Irwin cautioned to be careful of the roadway. A.Irwin inquired about the walls and whether there was a plan for drainage behind them, and Mr. Mannix said they are looking for the Commission's input and then they can get structural input from the engineer.

A.Irwin noted the Commission will look for the peer review comments and, if appropriate, will have another working session to keep things moving forward. Mr. Mannix asked if they can establish landscaping, and A.Irwin responded that the aesthetic aspects can be worked through the planting plan. R.Backman asked for a total number of trees being removed, and Mr. Mannix said he remembered 16 or so. A.Irwin explained the Commission would like canopy restoration and understand that replacement plantings may be mid- or under-story plantings. Mr. Mannix commented that slope stabilization is part of mitigation. A.Irwin asked for permission to continue the hearing, which was granted.

David Hill, Orchard Lane, asked to be heard for public comment and asked whether the Conservation Commission has pursued composting toilets as part of any of these plans as a way of taking pressure off of septic systems. A.Irwin responded that the Commission would entertain consideration with the proper Board of Health approvals, though a personal choice in terms of lifestyle and use of property. A.Irwin added that the Commission tries to coordinate with the Board of Health when systems are close to water bodies to push for alternative system, such as with this project, and the Commission notes that composting toilets present another alternative. R.Backman commented that this project includes an onsite pretreatment system before discharge, and Mr. Hill responded that he was aware. Cynthia Hill, Orchard Lane, commented that composting toilets aren't what you think they are and expressed the need to educate everyone – Board members and citizens alike – so everyone is able to differentiate. A.Irwin asked the Commission if they had any objections, and M.Burke replied that she doesn't know enough about them at the present time. J.Sullivan stated that there are certain properties in Wayland that shouldn't be redeveloped, and the Commission could say that the only choice on certain lots is that composting toilets would be a requirement. J.Sullivan added that Wayland has many lots that shouldn't have had homes in the first place, and while not wanting to prohibit redevelopment, the Commission wants those homeowners to do the most possible to minimize impact, and composting toilets is a very good idea. A.Irwin commented that there is still a need to have a field and system and wondered about the Board of Health's position on sizing of the field and whether anything would be gained when clearing of land is considered, given the

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Commission's desire to see the maintenance of mature trees. Mrs. Hill closed by saying that B.Monahan and Health Director Julia Junghanns should explore and educate their boards, working on a collaborative process.

**Motion to continue the hearing to July 18, 2013 at 9:30pm under the Wetlands Protection Act;
Seconded 5-0**

**Motion to continue the hearing to July 18, 2013 at 9:30pm under the Chapter 194 Bylaw;
Seconded 5-0**

A.Irwin interjected that the Commission wants to make sure that 30% coverage (aquifer) isn't an issue with this, though it is not Conservation jurisdiction, and Mr. Mannix responded that it is way below the cutoff point as discussed with the Building Commissioner.

5. **8:30 pm – Public Meeting, Town of Wayland, Applicant, 41 Cochituate Road, File D-822:**
Request for Determination of Applicability filed pursuant to the Wetlands Protection Act and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, by the Town of Wayland proposing to repave the parking lot, a sidewalk, and portions of the access road at 41 Cochituate Road, Wayland MA, Assessor's Map 23, Parcel 001.

John Moynihan, Public Buildings Director, was present for the discussion. A.Irwin asked about the repaving and whether work is proposed all the way to Cochituate and Pelham Island Roads, which J.Moynihan confirmed. Concerning walkways, J.Moynihan explained that one is currently stone dust near the playground and they are doing pervious there and looking to doing large walkway to the back in the same material. The plan and pathways were reviewed, and J.Moynihan summarized that they are not increasing pervious areas and there is no increase in grade. M.Burke asked why they are repaving and J.Moynihan said the surface is falling apart. Condition of back swale was discussed. A.Irwin asked about plans for sediment/erosion control, and J.Moynihan said silt socks will surround the site. A.Irwin said they don't need them on upslope sides, just downslope sides. J.Moynihan explained work is proposed to be completed this summer. Discussion ensued of "no parking" signs. A.Irwin asked that spot grades be checked after with the contractor for delineation of work area for containment. The issue of retainage was raised, and J.Moynihan explained that a contract was not yet established but 5% retainage is the law.

**Motion to issue a Negative Determination w/conditions under the Wetlands Protection Act;
Seconded 5-0**

Motion to issue a Permit under the Chapter 194 Bylaw; Seconded 5-0

Referring to the earlier discussions of composting toilets, B.Salzberg noted that they can be seen in the Visitors' Center in Concord. Discussion ensued on zoning restrictions.

6. **Request for Certificate of Compliance [310 CMR 10.05 (9)]**
- a. Sage Hill; DEP File No. 322-736
B.Monahan explained that time had passed to allow for plantings to establish; Certificate of Compliance will reference the O&M requirements which are ongoing, along with others. S.Greenbaum asked about sprinkler systems at the site, and A.Irwin explained they may be out of our jurisdiction, which is very limited at that site.

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**Motion to issue a partial Certificate of Compliance under the Wetlands Protection Act;
Seconded 5-0**

**Motion to issue a partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

- b. 22 Lundy Lane, DEP File No. 322-792

**Motion to issue a partial Certificate of Compliance under the Wetlands Protection Act;
Seconded 5-0**

**Motion to issue a partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

- c. 21 Sylvan Way; File D-761

**Motion to issue a Certificate of Compliance under the Wetlands Protection Act;
Seconded 5-0**

**Motion to issue a partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

- d. 76 Dudley Road; File D-759

B.Monahan summarized that corrective work was needed and site inspection was completed.

**Motion to issue a partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

7. Land Management

- a. Mosquito Spraying

B.Monahan expressed that the Commission should consider requested areas of land around the community gardens to be excluded from spraying. Mrs. Hill stated that they did ask that beekeepers cover their hives at time of spraying. A.Irwin asked B.Monahan to please communicate consensus and include entire Cow Commons. T.Harding asked why additional Conservation areas aren't excluded, and B.Monahan added that Sedgemoor should also be excluded. Mrs. Hill commented that it will only happen if there are positive reports for West Nile and EEE, and she recommended that B.Monahan include a map with requests. A.Irwin stated that all areas that have agriculture should not be sprayed.

- b. Farming

A recent birding report from John Hines was discussed. The Commission expressed thanks to Mr. Hines for his interest and efforts. Farming Agreements with birding references were discussed. Mr. Hines explained that it is hit or miss at Greenways; there were a couple of reports of single birds in May, and last week a report of a female and male and then nothing was seen in his most recent visit.

- c. Maintenance on Unnamed Conservation Areas

B.Monahan reported that the areas of Lee Road and Michael Road are under the care of Conservation.

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8. Tree Committee

T.Harding provided the Commission with a brief update.

9. Correspondence/Expenditures

10. Adjournment

Motion to adjourn at 9:20pm; Seconded 5-0

The next Conservation Commission Meeting is scheduled for **Thursday, July 18, 2013** in the Wayland Town Building.

NOTE: Per changes to the Open Meeting Law, notice of any meeting of a public body shall include “A listing of topics that the chair reasonably anticipates will be discussed at the meeting”. AG’s Office guidelines state that the list of topics shall have sufficient specificity to reasonably advise the public of the issue to be discussed.

CONSERVATION COMMISSION
MEETING ATTENDANCE SHEET

DATE: June 27, 2013

NAME	ADDRESS OR COMPANY	AGENDA ITEM
DAVID HUI	ORCHARD LANE	
CYNTHIA HUI	ORCHARD LANE	
FRANK MANNIX	LAKESHORE DR.	
JOHN MOYNIHAN	Town of Weymouth	
Steve Poole	Lakeshore Dr.	
	List Not Complete	

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION
June 14, 2013 to June 27, 2013**

June 14, 2013

322-792 Request for CoC for 22 Lundy Lane from Michael Staiti
322-643 Lake Cochituate Milfoil Management update from Lycott Environmental
322-710 Fieldstone Estates Inspection Report from H2O Engineering

June 17, 2013

322-665 Inspection Report on 137 Boston Post Road from Hayes Engineering
322-759 Inspection Report on Carriage House at Lee's Farm from EBI Consulting

June 18, 2013

D-761 Request for Certificate of Compliance for 21 Sylvan Way from Ramamurthy Mani

June 19, 2013

D-818 Notice to Start Work at 55 Knollwood Lane from Tim Dreher
322-802/803 Note re: peer review funds for 122-124 Lakeshore Drive from Fred Mannix

June 20, 2013

Notice of Intent for site work at 9 Reservoir Road from Schofield Engineering
RDA for tree cutting at 7 Squirrel Hill Road from Glen McLachlan
322-583 Amendment to NOI for pervious paver location change at the Field at Mainstone from Samiotes

June 21, 2013

322-796 Notice to Start Work at 26 Charena Road from Bob Drake
Board of Appeals Hearing Notice 7/9/13 re: 93 Lakeshore, 14 Quincy, 11 Morse

June 24, 2013

322-802/803 Revised site plan for 122-24 Lakeshore Drive from Lakeview Engineering
D-815 Inspection Report on 6 Loker Street playground from Samiotes
Permission to exceed 21-day hearing limit for 9 Reservoir Road NOI from Mr. & Mrs. Hicklin

June 26, 2013

322-710 Inspection Report on Fieldstone Estates from H2O Engineering

June 27, 2013

322-701/744 Town Center Inspection Reports from Griffin Engineering
Notice of new street address (4 Saddle Lane) from Building Commissioner
Board of Appeals Decisions – 387 Commonwealth Rd., 275 Commonwealth Rd., 12 Snakebrook Rd.
Stormwater Transmittal Package for 225 Rice Road construction from Meridien Associates

LIST OF EXPENDITURES June 14, 2013 to June 27, 2013

6/17/13	Kimball Farm	\$ 1275.00	<i>(150 straw bales for Gardens)</i>
	Sudbury Lumber	24.48	<i>(lock nuts, etc.)</i>
	Gatehouse Media	9.87	<i>(Legal Notice)</i>
6/19/13	Henderson Striker	\$ 745.00	<i>(Cow Commons plot tilling)</i>
	Richey & Clapper	22.49	<i>(chain loop)</i>