

WAYLAND CONSERVATION COMMISSION

Minutes Thursday, July 18, 2013 7:30 - 11:50PM

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

Present: Commissioners: Roger Backman, Sherre Greenbaum, Barbara Howell, Betty Salzberg,
Chairman: Andy Irwin, **Conservation Administrator:** Brian Monahan

Minutes: Andrea Upham

Not present: Markey Burke; John Sullivan

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

1. 7:30 pm – Citizens Time

Mike Lowery, 120 Lakeshore Drive, asked to share comments regarding the Dudley Pond agenda item to be discussed later in the meeting. Mr. Lowery explained he had prepared documentation related to the discussion which he had provided to the Conservation Department earlier in the day and he provided handouts to the Commission. Mr. Lowery offered that Dudley Pond water quality issues, septic problems, etc. all pre-date Wayland's Bylaw and the Wetlands Protection Act and that Dudley Pond has been assigned a Category 5 since 2006 for oxygen, turbidity and invasive species. Mr. Lowery reported that no TMDL (total maximum daily load) has been done on Dudley Pond, North Pond Lake Cochituate or Heard Pond and he provided a map showing urbanized areas of Wayland. Mr. Lowery commented that we have opportunities to handle stormwater better under these MS4 regulations and he hopes all Town boards can work together to develop whatever is needed. Issues expressed as a concern by Mr. Lowery included the number of failed catch basins around Dudley Pond and that some are not maintained due to privately-owned roads. Mr. Lowery hopes for an inventory of catch basins near water bodies for repair and stormwater control around water bodies regardless of ownership, along with an inventory of outfalls to assess whether current standards are being met. With regard to septic systems which are too old and too close to the pond, Mr. Lowery expressed a desire for community septic systems funded through betterments, with the hope that the Board of Health will require pump outs and inspections. Mr. Lowery suggested that the Conservation Commission request that the DPW street sweep and clean out all catch basins near water bodies.

A.Irwin responded to Mr. Lowery to note that MS4 items inventory is being worked on by the Town and is reported annually. The Commission welcomes any and all input on MS4 activities.

Linda Segal, 9 Aqueduct Road, reported on property at 373 Commonwealth Road – the former Kathryn Barton Nursing Home site – which she expressed is an eye sore, a dumping site with soils from outside of Wayland. Ms. Segal expressed particular concern that behind the property is the Timberlane Conservation Area and high groundwater exists. There is concern as to the impact of the issues on the property and Ms. Segal encouraged the Commission to visit and inspect the property. Ms. Segal hoped there could be networking through the Selectmen and DHCD. A.Irwin commented that he is meeting on Friday with EPA representatives concerning a different site, but perhaps they can visit there as well as the Commission has access through an open order. Concerning the matter of recycled fill, A.Irwin commented that it was further back on the property and removed out of the Commission's jurisdiction but it may be time to revisit.

2. Minutes – June 27, 2013

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Motion to accept the Minutes of June 27, 2013; Seconded 5-0

3. **7:43 pm – Public Hearing, Devens Hamlen, Applicant, 124 Rice Road, DEP File No. 322-583:** A request to amend an Order of Conditions issued under the Wetlands Protection Act, G.L. ch. 131 s. 40 and the Chapter 194 Permit issued pursuant to Wayland’s Wetlands and Water Resources Bylaw, Chapter 194 filed by Devens Hamlen. The amendment would swap the location of pervious pavers at 124 Rice Road (The Field at Mainstone Condominium, DEP File 322-583) shown on Wayland’s Assessors Map 40, Parcel 017A.

Alicja Zukowski of Samiotes Consultants was present for the discussion. Ms. Zukowski explained the proposal to amend the location of the pavers, which will leave the road itself as bituminous concrete and on the hammerhead they will use pervious pavers as well as for the driveway to the unit for 09, resulting in approximately 27 square feet of additional pervious surface. B.Monahan reminded Ms. Zukowski of the need to make sure the trails got moved as noted in the decision and noted that the private open space area is where the trails would be and were part of the envelope that could be built on. R.Backman wondered how residents would respond, and B.Monahan noted that there is most likely language in their condo documents. B.Howell inquired about conflicting language in the amendment request, noting reference to the “existing binder” to be removed in one area and then “existing pavement” was noted in another. A.Irwin explained that the binder is the initial layer and the pavement is the top plus the bottom.

Motion to approve the Second Amendment to the Order of Conditions under the Wetlands Protection Act; Seconded 5-0

Motion to approve the Second Amendment to the Permit under the Chapter 194 Bylaw; Seconded 5-0

4. **7:52 pm – Public Meeting, Glen McLachlan, Applicant, 7 Squirrel Hill Road, File D-823:** Application filed pursuant to Wayland’s Wetlands and Water Resources Protection Bylaw by Glen McLachlan, 7 Squirrel Hill Road, Wayland. The applicant is seeking to cut 5 trees in a buffer zone to a resource area. The location is shown on Wayland’s Assessors Map 15, Parcel 060.

Glen McLachlan, Applicant, was present for the discussion. Mr. McLachlan summarized five trees he would like to remove on his property. He purchased the property on December 28 and the inspector recommended changes. Three of the trees are a maple cluster hanging over the house and the other two are pines – one very large and one very close to the house. There is concern with recent storms and he has two small children who sleep right near the area of the trees. B.Monahan visited the site and reported that one of the pines is close to 36” around, a size which exceeds the standard replacement planting language included in standard permitting language. Discussion of how to amend the replacement planting table ensued, and A.Irwin asked the Commission for input on how to address expansion of the table for purposes of this and future projects. R.Backman commented that on this particular project there may not be much room for additional upland plantings. G.McLachlan asked if the size of the wetland area had any influence, and A.Irwin explained that it is proximity to the wetlands which creates the jurisdiction and briefly explained the soil chemistry and vegetation changes which identify wetlands. Concerning plantings, B.Monahan noted that there are links to native species plantings on the Conservation website.

Tonya Largy, Moore Road, inquired about how Mr. McLachlan planned to address the stumps, which he hasn’t yet addressed but thought would be left alone. B.Monahan noted that the Permit can be issued allowing the cutting of the trees with the final decision on tree replacement plantings to be

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decided at the next meeting; a condition will be included in the permit to allow for follow-up on planting direction.

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

Motion to require a performance guarantee of \$500; Seconded 5-0

5. **8:15 pm – Public Hearing, Joseph and Melissa Hicklin, 9 Reservoir Road, DEP File No. 322-804:** 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 Joseph and Melissa Hicklin, proposing site work within the wetland buffer zone associated with the construction of a single family house including: replacement of existing driveway, stormwater management facility, grading and landscaping and work within the outer 200' of riverfront area to include sewage disposal system leaching system and associated retaining wall and grading at 9 Reservoir Road, Wayland shown on Assessor's Map 44, Parcel 112.

Fred King and Don Boucher, Schofield Bros. Engineering, and Joe/Melissa Hicklin, Applicants, were present for the discussion.

Mr. King began a summary of the property and the plan, which was previously owned by Ken Moon and is very familiar to Mr. King. The Hicklins acquired the property and wish to replace the house on the 3.7 acre parcel. The access road was shown and it was noted that a common driveway is shared with #15 Reservoir Road, next door. The existing home has four bedrooms and a developed area of 12% of the 3.7 acres with the remainder very wooded. The resource areas Mr. King noted include Wayland reservoirs and a perennial stream in the northwest corner into the reservoir (Snake Brook). Mr. King said it is a very quiet pond. The riverfront related to mean annual high water was shown along with a thin strip of bordering vegetated wetlands right at the foot of the steep slope. Mr. King noted a sizable wetland in the southwest corner that drains by intermittent stream with no bordering vegetated wetlands until it flattens out at the bottom. There is a BVW adjacent to the stream at the culvert near the driveway as well. B.Howell asked if there was documentation to support the intermittent stream, and Mr. King said it will be coming. Mr. Hicklin noted a package with photographs that he will submit to the Conservation office. A.Irwin asked if the presumption was that it is intermittent, and Mr. King said yes. Bill Hieronimus, 15 Reservoir Road, commented that it is dry 80% of the time.

Mr. King pointed out that to the west is abutting conservation land purchased by the Town. Tonya Largy reported on an archaeological site that may exist on the property, explaining that Liz Moon donated artifacts that were found there, but noted that the Historical Commission has no jurisdiction on private property though would appreciate it if they were to keep an eye out. Mrs. Largy noted that she would be concerned with possible burial grounds on the property.

Mr. King noted 7,313 square feet of impervious surface with 1,509 in the buffer zone and none in riverfront and indicated a lot of effort was given to develop in the existing developed portion of the site. Concerning the septic system, Mr. King indicated the current system had failed and that testing showed that the current site is the best site for the new septic.

The proposed home is still a four-bedroom house and a two-car garage; there is a 2,000 square foot larger footprint, including roof area. They plan to rebuild the existing driveway in the same location and the current loop area and pavement will be removed with a 987 square-foot increase in impervious surface. B.Salzberg asked if pervious was considered for driveway, and Mr. King replied that it was but that there is a shallow groundwater table and the soil is very impermeable. Mr. King

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showed deeper soil in another area on the plan and shared that a cultec recharging system for roof runoff will result in no increase in runoff from site – totally mitigated. There will be a channel in the landscape with a vegetated swale and river rock bottom which will be a landscape feature to deliver the water on the side to discharge over the land surface. Mr. King mentioned the south side setup being similar to the existing for water handling and confirmed 5,322 square feet of work in riverfront. B.Howell commented on percentage of riverfront and A.Irwin referred to alternatives review in the application package.

Mr. King reviewed the erosion control plan, with phasing and with trees to be removed as well as those to be protected during construction. An area outside the buffer zone is planned for staging and stockpiling. S.Greenbaum commented on the large trees over the current septic system and B.Salzberg suggested a site walk to view trees proposed for removal. B.Monahan suggested a walk after the trees are marked for removal. Mr. King reported a proposed four-foot retaining wall around the septic system with a flat area for lawn and native plantings around the septic with different seed mixes mentioned. A.Irwin asked about the total area of disturbance, and Mr. King confirmed 37,000 square feet, less than one acre. Mr. King reported that leaf litter will be stockpiled, saved and used as natural mulch in areas. A.Irwin read an excerpt regarding exemptions and construction impact concerning the septic system and commented that they still have to address minimizing impact. Mr. King commented that the other part of that is location being critical.

B.Monahan commented that the proposed planting plan really misses the standard requirements of the tree replacement table. Mr. Hicklin commented about replacement plantings referencing the density on the lot being so heavily wooded with very few openings for plantings. A.Irwin noted that understory/mid-story replacement plantings can work. Mr. Hicklin expressed a preference to leave the wooded area natural where there is limited understory growth. A.Irwin responded that it can be looked at during a site visit and added that the riverfront and alteration of more than 5,000 square feet in the outer riparian merits further discussion. Mr. Hicklin noted that they did dig some test holes and both groundwater and ledge precluded that. A.Irwin asked if any alternative was considered to reduce the field size, and Mr. Boucher responded that where this project is considered new construction, they can't use an IA system per the Board of Health; it is four feet off the water table. A.Irwin said the Commission will speak with the Board of Health to review the riverfront issue. Mr. King replied that if things could move in that direction they could reduce the clearing of trees and avoid the costly retaining wall expense because a Presby system would reduce the footprint and minimize the changes to existing grades.

A.Irwin asked the Applicant for permission to continue the hearing, which was granted.

**Motion to continue the hearing to August 8, 2013 at 7:35pm under the Wetlands Protection Act;
Seconded 5-0**

**Motion to continue the hearing to August 8, 2013 at 7:35pm under the Chapter 194 Bylaw;
Seconded 5-0**

Mr. King summarized that trees will be marked along with corners of septic and there will be follow through with the Board of Health. A.Irwin addressed S.Greenbaum and B.Salzberg as new commissioners encouraging research and review of materials for riverfront analysis, impact, etc.

6. **9:00 pm – Public Meeting, D. Ouellette, DPW Director, Boston Post Road Water Line, File D-824:** Request for Determination of Applicability filed pursuant to the Wetlands Protection Act, MGL Chap 131, Sec 40 and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 193, by D. Ouellette, DPW Director to furnish and install approximately 3,000 linear

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feet of 12-inch diameter water main within Boston Post Road (Route 20) from Pinebrook Road to Westway Road, Wayland.

Joel Loitherstein and Vicki Zabierek of Tata and Howard and Mike Lowery, Board of Public Works, were present for the discussion. Mr. Loitherstein summarized the project involving installation of 3,000 feet of 12-inch water line with approximately 140 feet in riverfront near Pinebrook Road and 320 feet in the buffer zone near Westway Road. The entire project will be in the roadway and Mr. Loitherstein reported that no contaminated sites were found. B.Monahan commented that one does exist just beyond the project site to the west. Mr. Loitherstein confirmed that all work will be done at night along Route 20 and no soil will be stockpiled. A.Irwin asked about service and cleaning/flushing. Ms. Zabierek explained that pressure test and dechlorination requirements will be included in specs for the contractor. A.Irwin referenced a problem in the past in the area of Snake Brook and cautioned that requirements be made clear. B.Monahan inquired about the temporary piping, and Ms. Zabierek confirmed that discharge also has to be dechlorinated. A.Irwin commented that the Commission will want notice by the contractor when they're planning discharge.

Tonya Largy asked if the area is on the north or south side of Route 20 and Mr. Loitherstein said the south side in the pavement of roadway.

Linda Segal asked when work would begin and for how long. Ms. Zabierek said August is expected start time and all work must be completed by November 19 with the exception of final paving and cleanup. A.Irwin inquired about the discharging to storm drains, and Ms. Zabierek replied that it will be noted in specs. B.Monahan requested silt sacks in catch basins.

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

7. 9:15 pm – Informal Discussion DPW Roadway off Route 20

Roger Alcott and Jeff Alberti, Weston & Sampson, were present for the discussion. Mr. Alcott introduced the area being discussed – the road to the transfer station adjacent to the landfill connecting to Route 20 across the Lord Parcel. A.Irwin explained to the audience that this project is about a temporary road becoming permanent whether or not the DPW building is constructed. The Commission is looking at mitigation from impacts from the original construction of the "temporary" roadway. This is the alternative to removing the road. The Commission met with Weston & Sampson and Natural Heritage and now the proposal is being reviewed.

Mr. Alcott reviewed the plan, including work from Route 20 to the transfer station and around the landfill to the back side of the landfill, and he reviewed planned improvements. Sandy Hill (1978 and beyond) gravel area was noted as being off to the right and part of the project is to improve and bring back to grade the temporary road that was constructed. A.Irwin noted that stabilization of the top of the slope is important to the Historic Commission and re-creation of the environs of the knoll, etc. Mr. Alcott noted that planting will be included. Fill material was looked at along with flood space on Sheet C2, and A.Irwin noted that he has a 1978 topographic sketch plan for the area. Mr. Alcott noted that they considered the entire area for a high end of range (70K to 120K – low to high) and fill volumes were calculated at different increments. Mr. Alcott noted the existing compost area – grading plan provided – with total cut material of 16K cubic yards. Other mitigation measures include existing culverts crossing roadway silted up and slip-lined after cleaning pipes (one third volume filled with silt with one half in some areas). A.Irwin commented that right now that elevation controls drainage of that area. Mr. Alcott noted a Natural Heritage habitat area of 12 acres and salamanders

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and reported they met with Natural Heritage and their concern was that if it were opened up completely there could be adverse impact. R.Backman asked about box culverts for wildlife transfer, and Mr. Alcott replied that the plan includes two locations where that could take place (with wing walls and head walls to protect slope and structure to allow water to flow in and out). A.Irwin explained that the weir will prevent the south side from draining out any more than it currently does. Tonya Largy asked for definition of weir, and Mr. Alcott explained it is a control structure for water – a concrete wall bolted with timbers placed inside to hold water in.

A.Irwin asked if the current compost area is already a wetland, and Mr. Alcott replied that it has not yet been evaluated based on hydric soils. A.Irwin explained that one issue of wetlands implication is to determine the approach if already a wetland. Mr. Alcott asked about replication ratio and A.Irwin said a 1.5 ratio, though not appropriate to count replication if already a wetland. Mr. Alberti said they will send a wetland scientist out to report. A.Irwin discussed the flow in and out and asked if some constraint existed preventing a wider opening. Mr. Alcott responded that it is in an effort to limit disturbance in the wetland area. A.Irwin referenced the CVS project on Boston Post Road where the DEP forced more into compensatory flood volume; the balance is a concern. Mr. Alcott responded that they can widen the area. A.Irwin raised the issue of parking for the Lord property where the Commission had preferred “nose-in” parking, and Mr. Alcott replied that they opted for alternative parking in an effort to keep the gate out of the Conservation area but can look at moving the gate up. Mr. Alberti said they will speak with town officials.

Tonya Largy reported that a pyramidal-shaped soil pile in the smaller cut area (pointed out on the Weston & Sampson plan) is from an archaeological site, and the Historic Commission is planning to invite the public to visit in September to sift through it. Mr. Alberti said they will make a note to not disturb that area.

Tom Sciacca introduced himself as one of the two remaining former Commissioners from the 1978 Conservation Commission and raised the habitat fragmentation issue concerning the wall of fill and the location of the area, which is adjacent to wildlife refuge (Great Meadows) twenty feet to the east of this road. Mr. Sciacca commented that biologically this is a habitat area. Mr. Sciacca provided an excerpt from a 2007 UMass study of species in the area impacted by habitat fragmentation, which ranged from mole to moose. A.Irwin responded that representatives had previously met in the field with Natural Heritage and determined that this proposal was in concurrence with representatives from that group who felt that more passage would do more to harm and did not see the cutoff area as significant for their endangered species but significant for amphibians and so are looking at crossings for turtles. A.Irwin explained that the matter wasn't ignored and asked Mr. Sciacca if this is what he was looking for, to which Mr. Sciacca responded that he feels a tunnel or bridge is needed for the passage of larger wildlife species.

Mr. Alberti asked A.Irwin about the topographic map he referenced having and A.Irwin said he will email it along.

David Hill, Orchard Lane, asked if what was stated was that removal of the road is more disruptive to the integrity of Great Meadows than leaving it and modifying the road. A.Irwin confirmed that is what Natural Heritage said, and they would have jurisdiction on removal work because we are in their area of jurisdiction and habitat significance; keeping things as they are today was their preference. B.Monahan commented that wooded swamp/marsh residents may fear it could become too wet for salamanders and they could lose their habitat.

8. 9:50 pm – Public Discussion -Redevelopment around Dudley Pond

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A.Irwin introduced a discussion concerning development activity around Dudley Pond with issues and concerns such as sandy soils, steep slopes, changes to topography and drainage, area of aquifer protection district, etc. He commented on a need for a broader discussion with other groups about the areas of concern so that we have a consistent approach from one board to another. A.Irwin provided an outline document for purposes of the discussion and R.Backman inquired as to the authors. A.Irwin said information was distributed to the Commission and input was sought from members and we are now sharing the input for full Commission consideration/discussion. A.Irwin expressed that water quality is an issue with multiple projects now coming to the Commission for consideration and raising issues such as maintenance of roads and drainage.

Mike Lowery commented that redevelopment on the Pond is not always in one direction, noting that some properties have actually been combined and asked if the issue is volume or volume nutrients. A.Irwin responded that hydrology could become an issue at some point; more water being brought and removing trees are both adding water, and the Commission is looking more broadly at overall water balance for rate and quantity of runoff.

Bob Smith, Mansion Road, expressed problems with town maintained roads and those that are not maintained and referenced Lakeshore Drive around “dead man’s curve” area with walls, trees and pond concerns

Molly Upton, Bayfield Road, reported no screens in drains.

A.Irwin reported that what generated this discussion was the Commission’s response to people proposing new projects and the desire for those to be neutral or improvements with other boards and stressed the importance of thinking about initiatives for land management around the pond with MS4 being key.

Linda Segal, Aqueduct Road speaking for herself, commented that in the past land use staff used to meet regularly and took meeting minutes and she expressed that re-establishing that vehicle for purposes of input to applicant’s proposals could be a sharing of knowledge and result in a win/win situation.

A.Irwin commented on opportunities that exist through the open space plan and buying to create green space.

Mr. Lowery commented that the Commission could do a better job on construction issues, such as 89 Lakeshore Drive, and commented on the need to enforce current projects before proposing new ones.

A.Irwin closed noting that input is welcome from other commissioners and then the summary document will be distributed to other boards. S.Greenbaum commented on the importance of collaboration with other boards.

Mr. Hill asked that composting toilets be added as one of the topics for future consideration.

Mr. Lowery noted having history from the Dudley Pond website since early 1900s.

9. **10:15 pm – Public Hearing, Walter Basnight, Applicant, 123 Dudley Road, DEP File No. 322-805:** Notice of Intent filed pursuant to the Wetlands Protection Act, MGL Chap 131, Sec 40 and an application filed pursuant to Wayland’s Wetlands and Water Resources Protection Bylaw, Chapter 194, by Walter Basnight to rebuild a single family home on the same footprint of a pre-existing foundation including the replacement of a septic tank at 123 Dudley Road, Wayland, MA shown on Assessor’s Map 47A, Parcel 72.

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Scott Goddard and Dan Wells, Goddard Consulting, and Walter Basnight, Applicant, were present for the discussion. A.Irwin confirmed to Mr. Goddard the comments received by the Commission from the DEP rejecting that the project would be exempt from filing a Notice of Intent. Mr. Goddard summarized the property conditions noting that the resource area is bank of pond – a natural bank, no retaining wall, rip rap and some rock in the area. He reported that the Basnights suffered a fire on the property resulting in a total loss of the building, which was a two-bedroom dwelling and a 13' x 41' building. Mr. Goddard offered that the foundation was left suitable for reconstruction and they intend to reuse it. He reviewed access to the property, which will be by foot with material carried down the slope by hand. There is no driveway on the property and none is proposed. There will be 800 square feet of living space reconstructed on the existing foundation with no site disturbance; two trees (one double, one single) which were damaged/lost are proposed to be removed and are shown on the plan. Mr. Goddard reported that the Title V inspection was done and the leaching field passed but a leak exists in the tank so they are proposing tank and distribution box replacement a couple feet further away from the pond as approved by the Board of Health. Silt fence is proposed with access off of Dudley Road and an excavator will navigate around existing trees. A.Irwin asked about the tank size/height; Mr. Goddard was not certain of the dimensions. A.Irwin inquired about construction dewatering and asked if the Board of Health knows that the system will be set in groundwater. Mr. Goddard will bring the specs approved by the Board of Health for the next meeting. A.Irwin asked for confirmation that the wetlands flags are the same as the ones flagged by Goddard Consulting which Mr. Goddard confirmed. B.Howell confirmed that NGVD datum is needed as is always the case. A.Irwin asked about the limit of lawn and Mr. Goddard confirmed there is no lawn and none is proposed. A.Irwin confirmed that the stockpiling requirement is not waived and there is a need to understand where excavated soils are going and access for equipment. B.Howell asked about a silt fence and Mr. Goddard said there is no source for erosion. A.Irwin commented that workers will have ladders and there will be a need to establish the limit of work so the contractor is aware and there will need to be a construction fence for defining the limit of work. Mr. Goddard will take care of adding that. R.Backman asked about heat source, which Mr. Basnight confirmed as gas from the street. A.Irwin asked if the porch was on the site previously, and Mr. Basnight confirmed it was and that a certified plot plan was done after a survey and before the fire, adding that the Zoning Board allows for rebuilding in the same location.

Molly Upton raised the issue of two-year zoning timeframe restriction and Mr. Basnight responded that they are within that timeframe. Ms. Upton commented that the system is very close to the pond.

Mr. Lowery commented that it is a very large piece of land and the house occupies a small space.

A.Irwin asked for permission to continue the hearing, which was granted by the Applicant.

**Motion to continue the hearing to August 8, 2013 at 7:45pm under the Wetlands Protection Act;
Seconded 5-0**

**Motion to continue the hearing to August 8, 2013 at 7:45pm under the Chapter 194 Bylaw;
Seconded 5-0**

10:45 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

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existing wooden decks and retaining walls along with site grading and landscaping, at 122 Lakeshore Drive, Wayland MA, Assessor's Map 46B, Parcel 32. **The Commission discussed and agreed to hold no substantive discussion until the August 8, 2013 Conservation Commission meeting other than to process the continuance to that next meeting.**

Permission to continue was granted by the Applicant.

**Motion to continue the hearing to August 8, 2013 at 8:00pm under the Wetlands Protection Act;
Seconded 5-0**

**Motion to continue the hearing to August 8, 2013 at 8:00pm under the Chapter 194 Bylaw;
Seconded 5-0**

10. **10:45 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. **The Commission discussed and agreed to hold no substantive discussion until the August 8, 2013 Conservation Commission meeting other than to process the continuance to that next meeting.**

Permission to continue was granted by the Applicant.

**Motion to continue the hearing to August 8, 2013 at 8:00pm under the Wetlands Protection Act;
Seconded 5-0**

**Motion to continue the hearing to August 8, 2013 at 8:00pm under the Chapter 194 Bylaw;
Seconded 5-0**

11. **Informal Discussion – 102 Lakeshore Drive**

Bob Drake of Drake Associates, Mr. and Mrs. Griffin, property owners, and Kevin Neprud, Architect, were present for the discussion. Mr. Drake summarized that this project to demolish and construct a new home on the property is scheduled to go before the ZBA on Tuesday, July 23, and they are soliciting advice and review and input from the Conservation Commission to the ZBA to highlight any issues for consideration. Mr. Drake confirmed that they had met with the Board of Health and if they are successful in obtaining a special permit they will file a Notice of Intent with the Conservation Commission. Mr. Drake noted that the owner of 15 Sycamore Road had granted an easement for the prior homeowner at 102 Lakeshore to pump their septic to that location.

Mr. Drake summarized the site. The house is below grade with the road at the gutter line. It is a single-story, two-bedroom house, though the septic is designed for three bedrooms. The existing site plan was reviewed. Mr. Drake confirmed that the proposed impervious area will match that of the existing house and boathouse combined. Mr. Drake explained that attaching the garage allows for elevation of the house – a two-story, 8-room house with attached garage, driveway and a retaining wall to allow for pullover space. The driveway will be pervious pavers and the retaining wall will be the curb line with the driveway pitched for stormwater runoff across the front of the property.

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A.Irwin asked if the currently sloped area will be filled in and Mr. Drake confirmed they are filling in that area. Mr. Drake explained that with respect to the 15-foot no-disturb zone, they are pulling back the size of the deck to allow for planting areas; the combination of those planting areas provides on average a 15-foot buffer and the boathouse slab will be removed and replaced with plantings. A.Irwin asked about slope and Mr. Drake said it is at grade at the top and stepped down to a wall with plantings (nothing over four feet high) with a guardrail across the front for vehicles. Mr. Drake summarized that by removing the boathouse the northerly side is freed up to bring back vegetation, and plantings are specified as opposed to lawn.

Mr. Drake explained that the Griffins have lived at the property for eight years now, and issues with the home range from structural issues to an overflow of water down the walkway and against the house and understructure. Mr. Neprud will use concrete forms to provide a new foundation. A.Irwin asked about dewatering. Mr. Drake said they will use a mini excavator and bobcat without the need for full excavation equipment and will provide a double-wrapped sedimentation barrier. The construction sequence shows control around each step. Mr. Drake commented that planting plans are incomplete but will come in greater detail with a Notice of Intent filing. B.Howell requested native plants.

Mr. Neprud summarized the project, noting the current dwelling as a camp type set on masonry piers with moisture under the house since it was built resulting in rendering it not possible to save. The new house proposal was shown to utilize the same footprint with no trees proposed for removal. A.Irwin commented that they are moving to two stories over a basement from one level with a crawl space. Mr. Drake confirmed a 60% increase in living space with the first floor now a kitchen, dining room and porch and the upstairs will be two bedrooms and two baths.

A.Irwin commented that the large deck is being pulled back some but questioned how much deck is needed. Mr. Drake explained that while losing what little lawn the Griffins had, the deck is their only outside use area. Consideration was given to the water currently coming into the house and that drove the design – if you are outside, you are on the deck. A.Irwin asked if there are stairs to the water's edge and Mr. Drake confirmed. Mr. Neprud said they existed since the 1980s and added that the neighbor's property is a two-story dwelling with a walkout basement as well.

B.Howell commented that drainage and catch basins are on the wrong side of the road. Mr. Drake commented that the catch basins needed to have deeper sumps.

A.Irwin summarized that the Commission will need to provide any comments to B.Monahan and himself for submission. Mr. Neprud commented that it is a taller structure but will improve the site and roof runoff.

Molly Upton asked about the distance from the right-hand side existing vs. proposed, and Mr. Neprud said it is the same distance. Mr. Drake commented that the driveway intercepts the gutter and pitch will run to the north. They are matching existing street/side yard setback. Ms. Upton commented it looks wider and wondered about impact on the pond and how the Town polices the bedroom count.

12. **Request for Certificate of Compliance [310 CMR 10.05 (9)]**
 - a. 30 Standish Road; DEP File No. 322-753

Approved: August 8, 2013

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B.Monahan noted the condition that the first 100 feet of riverfront area, on average, shall be naturally vegetated riverfront area and there shall be a 30' natural area along the edge of wetlands. Mr. Drake commented that on average did not include any of the other lot.

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. 5 White Road; DEP File No. 322-785

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. 376 Commonwealth Road; DEP File No. 322-673

Brief discussion ensued on the need for completion of the outstanding work item on the project for installation of the data logging level sensor.

Motion to issue a partial Certificate of Compliance under the Wetlands Protection Act; Seconded 5-0
Motion to issue a partial Certificate of Compliance, noting outstanding work to be completed for the installation of a data logging level sensor, under the Chapter 194 Bylaw; Seconded 5-0

13. Request for Performance Guarantee

a. 15 Barney Hill Road; DEP File No. 322-771
Motion to approve the release of \$600 of the performance guarantee; Seconded 5-0

b. 300 Stonebridge Road; File D-807
Motion to approve the release of the performance guarantee; Seconded 5-0

14. Other

A.Irwin provided a brief update on Town Center noting that he and B.Monahan met with F Dougherty and the site inspection engineer about outstanding items that may need to be addressed before application is made for a Certificate of Compliance. Most notable was the need to file an Amendment to the Order for changes that have been made to the project and acknowledged in the course of work to be considered suitable for an Amendment While not likely, there may be additional changes that have not yet been identified by the project or evaluated by the Commission for applicability under an Amendment. The Residential Phase of construction is going to be by a different developer who will, according to 20 Wayland, need to file for a separate approval with the Commission.

15. Issuance of Order of Conditions/Chapter 194 Permit

16. Correspondence/Expenditures

17. Adjournment

Motion to adjourn at 11:50pm; Seconded 5-0

Minutes – Thursday July 18, 2013

Approved: August 8, 2013

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The next Conservation Commission Meeting is scheduled for **Thursday, August 8, 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: JULY 18, 2013

| NAME | ADDRESS OR COMPANY | AGENDA ITEM |
|-------------------------|--------------------------------------|-----------------------|
| Jordan Melissa Hickling | 67 Hartford Ave So Upton | 9 Reservoir Rd |
| Alicja Zubowski | Semisko Consultants | |
| Fred King | Schofield Brothers | 9 Reservoir Rd. |
| Dan Boucher | Schofield Brothers | " " " |
| Glen McLachlan | 7 Squirrel Hill Rd | 7 Squirrel Hill Rd |
| MIKE LOWERY | 120 Lakeshore | DPW + Dudley Pond |
| Joel Coitnerstein | Tata & Howard | Route 20 Water Line |
| Victoria Zabierek | Tata & Howard | Route 20 Water Line |
| DAVID HUI | ORCHARD LAKE | — |
| Narran Lowery | 120 Lakeshore | Dudley Pond |
| Steve Vrabel | Tauistock Restaurants | Boston Post Road |
| Tom Sciacca | 31 Rolling Ln | Road |
| FRED MANNIX | 122 Lakeshore Dr | |
| LINDA SEGAL | 9 Aqueduct | Rt. 20 water main |
| Tom Fary | 59 Moore Rd. | |
| WILLIE ROBBINS | 15 Reservoir Rd | 9 Reservoir |
| JEFF ALBERTI | WESTON & SAMPSON | DPW ENV. IMPROVEMENTS |
| ROGER ALCOTT | WESTON & SAMPSON | DPW ENV. IMPROVEMENTS |
| Molly Upton | 230 Bayfield | |
| John Hiko, | 5956 ^{Union Ave} Framingham | Land Manager |
| | List Not Complete | |
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**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION
June 28, 2013 to July 18, 2013**

June 27, 2013 (cont'd)

RDA for Route 20 Water Line project from Tata & Howard

July 1, 2013

Notice of Intent for home construction at 123 Dudley Road from Goddard Consulting

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

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

July 2, 2013

322-770 Inspection Report on 10 Covered Bridge Lane from Samiotes

July 3, 2013

322-753 Final Inspection Report and As-built for 30 Standish Road from Drake Associates

July 9, 2013

322-753 Request for Certificate of Compliance for 30 Standish Road from Drake Associates

Letter of update from MA Congress of Lake and Pond Associations

ZBA Decision re: 122 Lakeshore Drive

July 10, 2013

322-710 Inspection Report for Fieldstone Estates from H2O Engineering

July 11, 2013

322-701/744 Town Center Inspection Reports from Griffin Engineering

322-335 Notice of field mowing at 59 Lincoln Road from Robert Prestidge

July 12, 2013

322-673 Letter re: CoC requests for 367 Commonwealth Road from John O'Connor

322-804 Abutter Notification for NOI from M/M Hicklin

322-785 Request for CoC for 5 White Road from GLM Engineering

July 15, 2013

ZBA Hearing Notice re: 102 Lakeshore Drive

ZBA Decision re: 63 Edgewood Road and 50 Red Barn Lane

Notification of current ownership of Town Center parcels from Twenty Wayland LLC

RDA for home renovation at 113 Dudley Road from Jim Ogletree

D-807 Request for Performance Guarantee for 300 Stonebridge Road from Hung-Ming Lin

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

322-759 Inspection Report on Carriage House at Lee's Farm from EBI Consulting

322-802/803 Revised plans (10) for 122/124 Lakeshore Drive from Steve Poole

DPW Site Environmental Improvement Plans from Weston & Sampson

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

July 16, 2013

322-804 Note re: septic at 9 Reservoir Road from Liz Moon

July 17, 2013

322-769 Request for return of Performance Guarantee for 14 Country Corners Road from M/M Johnson

LIST OF EXPENDITURES June 28, 2013 to July 18, 2013

| | | | |
|---------|-------------------|------------|---|
| 6/28/13 | Henderson Striker | \$2,771.00 | <i>(Greenways Clearing/Mowing)</i> |
| | Gatehouse Media | 29.99 | <i>(Wayland Town Crier subscription)</i> |
| | Brian Monahan | 91.64 | <i>(Mileage/UNH porous pavement workshop)</i> |
| | Richey & Clapper | 18.00 | <i>(Oil filter)</i> |
| | Sudbury Lumber | 89.27 | <i>(Broom and snap cuts)</i> |