

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, August 7, 2014 7:15 – 10:09PM

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

Present: Commissioners: Roger Backman, Bob Goldsmith, Sherre Greenbaum, Acting Chairman Barbara Howell, Conservation Administrator: Brian Monahan

Not present: Betty Salzberg, John Sullivan

Minutes: Andrea Upham

B.Howell opened the meeting at 7:15pm noting that a quorum was present. It was noted that the meeting was being audiotaped.

1. **7:15 pm – Citizens Time: This is a time for input to the Commission regarding items that are *not* on the agenda.**

No comments were offered.

2. **Re-organization**

B.Howell opened discussion to vote for a Commission Chairperson and noted that S.Greenbaum had previously expressed a willingness to serve as Vice Chair. B.Howell told the Commission that she does not wish to Chair but would be willing to serve as the Vice-Chair. B.Monahan suggested a motion to suggest a Chairperson.

Motion to name Sherre Greenbaum Chairperson of the Conservation Commission; Seconded 4-0
Motion to name Barbara Howell Vice-Chair of the Conservation Commission; Seconded 4-0

3. **Land Management Discussion: Heard Farm – Drainage improvements, volunteer work, signage, and Friends of Heard Farm**

S.Greenbaum began discussion on Heard Farm.

- a. B.Monahan reported on drainage improvements: The Commission asked for and received a \$25K capital budget and he had walked the area with David Faist and Lisa Eggleston. The DPW was supposed to get inverts and manholes were never uncovered until last year; currently trying to move forward to get professional input and work with the DPW to install drainage improvements. B.Monahan asked if they want to raise it now that it is exposed and R.Backman asked if that is necessary for improvement. B.Monahan indicated it isn't necessary but indicated there is drainage toward the east into the woods and he would like to expose more of the outfall that is buried. S.Greenbaum asked if surveying is needed, and B.Monahan confirmed he spoke to Alf Berry to get a commitment for grades and topography in the short term in order to sit with S.Kadlik and share ideas. S.Kadlik had suggested putting in a galley; David Faist suggested grading the road and make the basin off to the east; Lisa Eggleston indicated there should be a catch basin near the manhole as well. B.Monahan confirmed that all is west of the "dug ditch" and said he thinks drainage comes from Heard Road. B.Monahan noted that hopefully Alf can assist in the short term to alleviate the need to hire a surveyor; improving drainage will alleviate grading the road regularly. B.Monahan noted concern with the house across the road and mentioned that the work may require a filing.

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- b. Kiosks and signs were discussed as a potential scout project to update information.
- c. John Hines indicated the Heard? trail is in excellent condition now.
- d. S.Greenbaum reported on Friends of Heard Farm: There is a collection box onsite noting that a team of volunteers is mowing, clearing, fertilizing, etc. and contributions are welcome through the existing lockbox or website. S.Greenbaum noted it is a very worthy cause. B.Howell agreed and commented on the extensive contributions for water tanks that were funded by Mats Borgestedt alone. S.Greenbaum encouraged the Commission to have a position. B.Goldsmith moved to support the group and the community's donations.

**Motion to support Friends of Heard Farm and add note to the Commission's Heard Farm web page that the Commission appreciates their efforts and supports their work;
Seconded 4-0**

Location of the sign and post were discussed. B.Goldsmith suggested moving the sign ten feet to the left. B.Monahan said he will address the matter. B.Monahan said he will post on the website and mentioned that a letter to the editor may be another idea. Discussion ensued on the use of a waste container; B.Monahan will explore the matter.

- e. Dog Walkers – B.Monahan noted that R.Backman had suggested wording for new signs to be posted for emphasis. S.Greenbaum suggested the Commission finalize the matter at the next meeting. S.Greenbaum asked the Commission if there is interest in requiring licenses for all professional dog walkers and called for a discussion at the next meeting. B.Monahan noted that Weston handled it through their dog bylaw. B.Monahan clarified that this discussion concerns professional dog walkers only. S.Greenbaum will summarize findings and take info back to the Commission.
4. **7:45 pm – Continued Public Hearing - Roland Gray, III, Esq., Trustee, Applicant, 7 Lincoln Road, and DEP File No. 322-826:** Notice of Intent filed pursuant to the MA Wetlands Protection Act and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Roland Gray, III Esq., Trustee. The applicant is proposing the installation of a 5-bedroom septic system, grading, and associated site work at 7 Lincoln Road, Wayland, shown on Assessor's Map 11, Parcel 083. Work is within riverfront area and buffer zone.
- B.Monahan noted that the applicant has requested a continuance and it was discussed that there be an informal meeting held to discuss the Commission's concerns before the next hearing. B.Goldsmith indicated interest in attending the pre-hearing meeting. Discussion ensued on "mullinizing" and B.Goldsmith asked if reading the minutes can satisfy his ability to vote. M.Lanza indicated that listening to an audio transcript is required. B.Monahan explained that the suggestion was made for the applicant to withdraw and resubmit the application to avoid the voting issue. B.Monahan will coordinate the pre-hearing meeting and R.Backman and B.Goldsmith can attend.
- Motion to continue the hearing to August 28, 2014 at 8:00pm under the Wetlands Protection Act;
Seconded 4-0**
- Motion to continue the hearing to August 28, 2014 at 8:00pm under the Chapter 194 Bylaw;
Seconded 4-0**
5. **Other**

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a. Capital Budget and Capital Planning

S.Greenbaum reported on the new Finance Committee process in place requiring any of the groups in charge of different topics to send a written report by September 10 for the five-year plan. There is a new policy stating that any capital budget items not actively in process by June 30, 2015, will mean the funds will revert back to the Town and have to be applied for again. The first effort will include all monies appropriated for projects in the past that are not in process. B.Monahan noted that the Commission needs assistance with getting an RFP for engineers for the Loker dam and suggested the Commission discuss the 5-year plan at the next meeting. B.Goldsmith commented that planning nine months in advance for a capital budget plan is difficult. B.Monahan said he will bring a first draft to the next meeting and input from the Commission was requested. B.Monahan reported that Beth Doucette and John Senchyshyn will head up capital budget approvals. B.Goldsmith referred to the DPW annual capital budget earmark of a half million dollars for water main replacements which is budgeted even though specific water main locations are not known or identified at the time of budgeting. Budgeting for conservation land field renovation was mentioned by S.Greenbaum. B.Monahan will email last year's plan to the Commission and go from there.

6. **8:00 pm – Public Meeting, Robert Olshansky, Applicant, 8 Old Farm Circle, File D-844:** Request for Determination of Applicability filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Robert Olshansky. The applicant is seeking the repair of an existing septic system, repair of existing asphalt driveway in the buffer zone of land subject to flooding and inundation at 8 Old Farm Road, Wayland, MA shown on Assessor's Map 38, Parcel 059.

Robert Olshansky, Applicant, and Mike DiModica, DiModica Excavating, were present for the meeting. Mike DiModica, septic design engineer, reviewed the replacement of the existing failed system from 1970 and reported that Title V performed a month ago showed it failed to meet the criteria and it is suspected the system was improperly installed. Mr. DiModica reviewed the plan and indicated that the four-bedroom use will not change. There are plans to remove one 24" pine and one 6" hemlock. Isolated land subject to flooding and inundation was shown along with surveying done in 2009 by Snelling and Hamel. Erosion control is planned on both sides of the home and the driveway will be relocated 6-8 feet and realigned slightly with no impervious surface added and a small gravel surface added on the side for parking. There is no stockpiling area. Sediment barriers were discussed and B.Monahan noted that in the future, if using wattles to add sediment fence as well; silt sacks in catch basins were confirmed. B.Goldsmith asked if the system was Board of Health approved and Mr. DiModica confirmed it was. It was discussed that the site is in Zone II but being a septic replacement, it meets the variance requirement. B.Goldsmith discussed trees and noted that a 24" pine not being removed looked close to the leach field and excavation area and asked that they pay attention to that and follow root pruning guidelines. B.Goldsmith requested a condition in the Permit that if a tree dies or is injured it be replaced per the Commission's guidelines. B.Monahan noted that replanting may have to be shrubs as there are so many trees already on the lot; Mr. Olshansky has planted roughly 28 tall pines and 50 shrubs and ornamental trees on the property.

**Motion to issue a Permit with conditions under the Chapter 194 Bylaw;
Motion to require a performance guarantee of \$750;**

**Seconded 4-0
Seconded 4-0**

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7. **8:20 pm – Public Hearing, Brendon Homes, Inc., Applicant, River Trail Place (off Boston Post Road), DEP File No. 322-816:** Request to amend an Order of Conditions and Chapter 194 Permit filed pursuant to the MA Wetlands Protection Act and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Vito Colonna, P.E. for the applicant, Brendon Homes, Inc. The applicant is requesting an amendment to extend the lawn area within the buffer zone around Buildings 9 and 10 at River Trail Place (off Boston Post Road), Wayland, MA shown on Assessor's Map 23, Parcel 052.

Motion to postpone until later in the evening; Seconded 4-0

8. **8:22 pm – Discussion of Route 27 & Route 30 Intersection Improvement Project**

B.Goldsmith asked if he should recuse himself from the discussion and B.Monahan explained that isn't necessary for an informal discussion item. **Mike Myers from TEC, the design consultant for this project, provided an overview:** They are working with MassDOT to bring road improvements to the area. Plans were passed out for discussion and Mr. Myers noted that the plans provided earlier (not stamped) were not the final plans. The purpose of tonight's discussion is just to discuss the overall project and come back with a Notice of Intent filing. The intent of the project is to improve the traffic signal and the roadway, to include a three-lane section, left-turn lane, new bike lanes, sidewalks and drainage. There is a need to increase the pavement area, adding .2 acres to what exists today. Existing drainage was shown on the plan toward Snake Brook and catch basins were pointed out. B.Goldsmith asked if they were hooded and Mr. Myers said they were, with no other BMP at this time and a stormwater treatment plan being worked on. B.Goldsmith asked about former drainage issues in the area, and B.Monahan indicated they were more or less worked out with a swale added. B.Monahan asked if there were two paved swales near the brook, which Mr. Myers confirmed. Mr. Myers noted that the challenge is basin elevation and limited area and they met with DPW and agreed grades weren't feasible. Mr. Myers asked for any closing thoughts he should consider before the NOI filing. B.Goldsmith asked if the basins were infiltration catch basins, and Mr. Myers said that is standard and MassDOT requires they use standard. B.Monahan suggested that the Town may want to pick up the tab for a couple of infiltration basins. B.Howell commented that the Commission doesn't want infiltration close to previous contamination. R.Backman asked about timing and Mr. Myers said it should be wrapped up by year end and hope for a Notice of Intent filing in a few weeks.

9. **Other**

- a. 10 Covered Bridge Changes – DEP File 322-770 – Amendment or new Notice of Intent Discussion

Ben Stevens, Applicant, and Steve Garvin, Samiotes Consultants, were present for the discussion. Mr. Garvin handed out two plans with a breakdown of impervious surface and disturbance. The lot and building were reviewed and Mr. Garvin noted the original plan for a 3-bedroom house was 4050 square feet of impervious area and lot 3 had 3745 square feet. The new plan including a new 246 square foot screened porch is 3094 square feet, so this is a reduction of 650 square feet of impervious area. Impervious areas were reviewed. Mr. Garvin summarized that the driveway and walks were changed to pervious pavers – the variety that have the larger gap for permeability and good stone base. Mr. Garvin indicated that the previously approved plan showed that the paved area is now shortened in size and pervious in nature. Mr. Garvin indicated the drywell can hold two-year storm. B.Monahan

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asked if decks were counted as impervious and noted that decks concentrate flows. Mr. Garvin said they were not counted and had crushed stone. Decks measured 10 x 18 and 14 x 24 for total of 516 square feet. B.Monahan noted that the covered porch should have been considered impervious then. Mr. Garvin said all brown areas on the plan are included in impervious which is 3,094 square feet excluding decks; if decks are added, it becomes 3610 total compared to 3745 previous. Mr. Garvin added that use hasn't changed, limit of work has not changed, and soil erosion hasn't changed. B.Goldsmith asked if porous pavement maintenance was called out in the original decision and, if not, that it might be a good idea to add it in now. Mr. Stevens noted that the 15-18' foot strip in back will not be grass but groundcover or plantings. B.Monahan commented that this matter should have come to the Commission months ago and noted lot lines have been reconfigured for the larger project. Mr. Garvin responded that when original calculations were done and peer reviews were done for the original cluster, this lot had over 4K square feet of impervious area. B.Monahan said to address maintenance requirements for pavers in an O&M as part of new submission along with how mitigation from decks is occurring. S. Greenbaum noted difficulty comparing the previous and current plans due to different scales. S. Garvin agreed to submit new plans with the same scale.

Motion to process changes by Amendment; Seconded 4-0

b. Changes in the Site Plan for 11 Three Ponds Road; D-840

Anita Rogers, Stamski & McNary, explained that in the original submission contours were mislabeled so the plan was updated and pervious paver detail was added for the driveway to eliminate the previous infiltration trench. The path to the people door of the garage is also shown on the new plan. B.Monahan mentioned that he had attended a porous paver workshop at UNH and explained that porous pavers take runoff from pervious area and mitigates it and it works surprisingly well.

Motion to roll all changes into one Amendment request filing; Seconded 4-0

Ms. Rogers asked about the timing for tree removal. B.Monahan explained that the performance guarantee and notice to start work are needed and reminded Ms. Rogers that once the notice to start work is submitted, the time clock begins for the necessary inspection reports.

10. **9:25 pm – Public Hearing, Brendon Homes, Inc., Applicant, River Trail Place (off Boston Post Road), DEP File No. 322-816:** Request to amend an Order of Conditions and Chapter 194 Permit filed pursuant to the MA Wetlands Protection Act and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Vito Colonna, P.E. for the applicant, Brendon Homes, Inc. The applicant is requesting an amendment to extend the lawn area within the buffer zone around Buildings 9 and 10 at River Trail Place (off Boston Post Road), Wayland, MA shown on Assessor's Map 23, Parcel 052.

B.Monahan recommended the applicant be allowed to extend the lawn area, providing it not extend into 30-foot no-disturb or 200-foot riverfront, and it should be a native meadow mix. It will be noted that the area in riverfront shall not be mowed more than three times in a growing

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season and that the edge of lawn to be delineated on the ground as well as on the plan. The hearing discussion closed.

Motion to issue First Amendment under the Chapter 194 Bylaw; Seconded 4-0
Motion to issue First Amendment under the Wetlands Protection Act; Seconded 4-0

11. Other

- a. Open Space (and Recreation) Plan Update
B.Monahan communicated to the Commission that he had worked directly with the recent (now former) Recreation Director on open space matters and feels it is better to be integrated when possible. B.Monahan will have a conversation with Pam Merrill.
- b. Meeting Schedule Update
B.Monahan confirmed changes to the upcoming meeting schedule. The October 2 meeting will shift to October 9, 2014, and October 23 will shift to October 22, 2014.
- c. Minutes not yet approved will be addressed at the next meeting.
- d. B.Goldsmith wants to review the Town Center O&M next week.

12. Request for Certificate of Compliance [310 CMR 10.05 (9)]

- a. 113 Dudley Road; File D-825 – Item was tabled to allow for site visit.

13. Request for Performance Guarantees or Other 53G Funds

15 Barney Hill, DEP File No. 322-771

Motion to return the remaining \$300 performance guarantee; Seconded 4-0

14. Additional Land Management

- a. River Trail – Easement document reviewed and signed
- b. Rocky Point Conservation Area – management matters

B.Monahan indicated there is no answer yet on who will take over trash maintenance and he will discuss the matter with S.Kadlik.
- c. Michael Road/Lee Road – Naming
B.Monahan asked the Commission for suggestions and he will compile and send them out.
- d. Eagle Scout Projects Update
B.Monahan mentioned an upcoming Lundy Lane project.
- e. Brief discussion of 122/124 Lakeshore Drive project and timing of inspection reports.

15. Compliance Updates

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- a. B.Howell commented that inspection reports for the Carriage House at Lee’s Farm consistently note erosion issues and the matter should be addressed. S.Greenbaum asked B.Monahan to notify them.
- b. 533 Boston Post Road – B.Monahan noted the fine was paid.
The use of coal-based driveway sealers is a matter the Commission should address generally.
- c. 30 Lakeshore Drive – Tree Cutting – B.Monahan hasn’t written a letter yet

16. Correspondence/Expenditures

17. Adjournment

Motion to adjourn at 10:09pm; Seconded 4-0

The next Conservation Commission Meeting is scheduled for Thursday, **August 28, 2014** 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.