

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, January 30, 2014 7:35 - 10:55PM

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

Present: Commissioners: Roger Backman, Sherre Greenbaum, Barbara Howell, Betty Salzberg, John Sullivan (7:48 – 9:05pm), Chairman: Andy Irwin, Conservation Administrator: Brian Monahan

Not present: Bob Goldsmith

Minutes: Andrea Upham

A.Irwin opened the meeting at 7:35 PM noting that a quorum was present.

1. 7:35 pm – Citizens Time

Duane Galbi reported on a Town Warrant article he is submitting which is proposing to ban the discharge of guns in Wayland, and he was seeking an endorsement of the article from the Conservation Commission. R.Backman asked if the restriction would include the firing range, and Mr. Galbi said it would prohibit the firing of guns anywhere in Town. A.Irwin said the Commission would determine if they would like further discussion and, if so, Commissioners should contact A.Irwin to request the item be on the next meeting agenda.

2. Minutes – January 9, 2014

Motion to approve the January 9, 2014 Minutes as edited; Seconded 5-0

3. 7:38 pm – Continued Public Hearing, Brendon Homes, Inc., Applicant, 400 Boston Post Road, DEP File No. 322-816: Notice of Intent filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40 and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Brendon Homes, Inc. The applicant is proposing to construct a 42-unit multi-family residential development at 400 Boston Post Road, Wayland, on a portion of land shown on Assessor's Map 23, Parcel 52. Some of the work will be within the buffer zone of bordering vegetated wetland.

Mike Sullivan of Sullivan, Connors and Brendon Giblin and Brian Card from Brendon Homes were present for the discussion.

Mr. Sullivan reported that the areas of concern raised by the Commission at the last hearing had been satisfied. He noted that a gate will be installed on the Basin 2 access road and the legend on the plan has been updated and is now complete. Mr. Sullivan reported a meeting with B. Monahan was held regarding the pathway to the rear of the property and an easement requested will be satisfied with a 20-foot easement; if this meets with the Commission's approval, it can be a condition of the OOC to be submitted through the legal process. Mr. Sullivan noted a very minor change to the O&M Plan under maintenance responsibilities adding that documentation of the maintenance agreement to be provided to the Commission. Mr. Sullivan noted that Twenty Wayland is responsible for Basin 2 and Basin 3 and a fee will be paid by Brendon Homes to Twenty Wayland LLC, the details of which are being worked out and can be part of the OOC. Regarding a request for splash pads from roof drains, a sketch plan was handed out by Mr. Sullivan reflecting what could work in that regard. In answer to a question on floodplain raised at the last meeting, Mr. Sullivan reported the revised floodplain is a foot lower – 122 to 120.9 – so there is no greater impact.

R.Backman noted that the original Town Center Order of Conditions was to use Route 20 for a construction access and inquired as to their plans for access. Mr. Giblin responded that it hasn't been worked out just yet but Route 20 is probably the most logical choice. Regarding tracking pads which

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were discussed, B.Monahan noted a condition could be included to direct construction traffic over the tracking pad.

S.Greenbaum commented on a discussion concerning an underground sprinkler on private well water which should be noted in the findings. B.Monahan said the finding will note that they intend to use private well water beyond the buffer zone only if permitted by Raytheon.

Roof drains were discussed. B.Monahan asked Mr. Sullivan to verify the original design, which Mr. Sullivan reported was done. Questions from B.Howell on snow storage were reviewed on the map.

Discussion ensued on trail access, and A.Irwin noted that the goal is coordinated points of access that will link to one connection to Cow Common. A.Irwin encouraged trail signage to keep people on the trail. B.Monahan noted that a sign reading "Private Property – Stay on Trail" could suffice.

Linda Segal, Aqueduct Road, expressed her thanks to Brendon Homes. Regarding the Raytheon cleanup effort, she raised the issue of whether the irrigation well might pull in contamination. A.Irwin noted that there has been discussion of delineation of the disposal site between Nancy Roberts LSP and him regarding what is the recognized disposal site boundary. Ms. Roberts said the boundary doesn't encroach on the Brendon Homes property. Mr. Sullivan reported that Raytheon wanted to be kept informed regarding the well location, etc. Ms. Segal offered contact information for Raytheon, noting that the main contact is now Jonathan Hone. Ms. Segal further noted that the issue of groundwater is quite complex and added that there had been a recent PIP meeting so there is likely to not be another for approximately one year.

A.Irwin noted that it is important to provide the Commission with timely inspection reports throughout the project. The required performance guarantee will be determined and inspection reporting requirements are tied to that deposit; the engineer should detail any deviations when reporting to allow the Commission to determine the significance and appropriate action.

Motion to close the hearing under the Wetlands Protection Act; Seconded 6-0
Motion to close the hearing under the Chapter 194 Bylaw; Seconded 6-0

4. **8:10 pm – Continued Public Hearing, David Hanlon, Applicant, 30 Lakeshore Drive, DEP File No. 322-818:** Notice of Intent filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40 and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by David Hanlon. The applicant is proposing a replacement septic system and garage and kitchen addition within 100 feet of Dudley Pond at 30 Lakeshore Drive, Wayland, shown on Assessor's Map 43C, Parcels 50A & 49.

Bob Drake of Drake Associates and David Hanlon, Applicant, were present for the discussion. Mr. Drake reminded the Commission that reporting on the rates of runoff was provided by him in the last week. Mr. Drake had left a new package of information for the Commission in the Conservation office this afternoon and ZBA information was included in that package; he noted they are submitting to the ZBA on February 7 for the March 11 ZBA hearing. Mr. Drake reiterated that he is hoping to keep this Conservation Commission hearing open through the duration of the ZBA hearing process and would appreciate comments and considerations from the Commission being sent in a memorandum to the ZBA. S.Greenbaum asked what total square footage was being referenced for the property, and Mr. Drake confirmed 11,760 square feet. S.Greenbaum cautioned that Town Counsel confirmed that the Commission can only consider the square footage that is recorded at the Registry and that the lot area on the deed is 9,660 square feet. Mr. Drake reported he had met with the Town Surveyor and felt confident with the land area calculation. A.Irwin noted that with the advice from counsel that the land area needs to reference a recorded plan, Mr. Drake should plan to file the plan that records that

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correct land area, and Mr. Drake said he will do that before the March 11, 2014 ZBA hearing. A.Irwin noted the need for the applicant to verify that the retaining wall construction adjacent to the pond presents no retrospective Chapter 91 issue. B.Monahan noted Dave Slagle is the DEP Waterways contact. Mr. Drake noted that he had added a red line to the drawings noting the 30-foot no-disturb zone. Mr. Drake noted a 6-8% decrease of impervious area in the stormwater analysis. It was noted that the Hanlons will maintain the existing walking path down to the pond, and Mr. Drake noted there will be plantings to the right and left of the grass path.

S.Greenbaum asked about the deck location, which Mr. Drake noted was in the back near the kitchen. A.Irwin noted what appears to be private use of the adjacent parcel owned by the Town of Wayland which includes a concrete driveway in addition to a play set. Mr. Drake said those uses were related to the neighbor and not the applicant.

Mr. Drake noted to the Commission that he will record the plan by the time of its next meeting and noted permission to continue the hearing. A.Irwin commented that the Commission will illuminate Chapter 91 issues for their comments to the ZBA and review can be done at the February 27, 2014 meeting.

**Motion to continue the hearing to March 20, 2014 at 7:35pm under the Wetlands Protection Act;
Seconded 6-0**

**Motion to continue the hearing to March 20, 2014 at 7:35 pm under the Chapter 194 Bylaw;
Seconded 6-0**

5. 8:30 pm – Review of Drainage Calculations: 123 Dudley Road, DEP File No 322-805

Mike Sullivan, Sullivan Connors, and Walter Basnight, Applicant, were present for the discussion.

A.Irwin noted that Mr. Colonna had responded to each issue raised by the Commission and had cleared up the matter of date discrepancies. Concerning grading around the house, two trees were noted for removal and the Commission will require a planting plan to compensate for the total number of trees for removal. It was noted that trees will be marked prior to removal. A.Irwin raised the matter of the stone area below the retaining wall and it was confirmed that Mr. Colonna didn't use that area in his calculations. A.Irwin summarized that all of Mr. Colonna's responses were reasonable and acceptable and reiterated that any change in tree removal inventory will require additional information for replanting plans.

6. 8:42 pm - Public Hearing, Michael and Tamara Griffin, Applicant, 102 Lakeshore, DEP File No. 322-819: Notice of Intent filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40 and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Michael and Tamara Griffin. The applicant is proposing to demolish existing single family residence and construct replacement house on same footprint at 102 Lakeshore Drive, Wayland, shown on Assessor's Map 46B, Parcel 36.

Michael and Tamara Griffin, Applicants, Bob Drake of Drake Associates, and Mike Staiti, Keystone Development, were present for the discussion. Mr. Drake noted that this project is currently in front of the ZBA; the dwelling was deemed suitable for demolition and replacement and they are now working on the design to be consistent with homes in the area. Mr. Drake reported continuation to the March 11, 2014 ZBA hearing and confirmed that the ZBA wants Conservation Commission input regarding concerns of the resource area and stormwater management. Mr. Drake noted that the proposed house fits over the footprint of the existing house and the first floor living area is low and close to the level of the existing first floor. There is a second story for two bedrooms and there is a large 18x24 unheated attic space. The peak of the roof was brought down to match neighboring

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homes at 106 and 108 Lakeshore Drive. The leaching pit was reviewed on the plan and Mr. Drake reported that the septic should be approved at the Monday evening Board of Health meeting. B.Howell asked about the two-bedroom deed restriction and it was confirmed to still exist.

The original NOI plan submission was reviewed by Mr. Drake and he noted that the revised Sheet 3 includes new information but is the same with regard to land use. S.Greenbaum asked about the changes from the old to the new plans, and Mr. Drake said the footprint of the house and elevations were updated. S.Greenbaum asked how many stories are proposed and Mr. Drake confirmed 2.5 stories. S.Greenbaum asked why they were proposing dormers, and Mr. Staiti responded that they provided needed storage space. Discussion ensued of the impervious deck with regard to aquifer and building guidelines. Mr. Drake reported that the deck was pulled in and they plan for restoration of a natural setting along the bank. The new foundation wall is extended eight feet and they propose either interlocking block and porous pavement or pea stone for the driveway. Mr. Drake confirmed that the deck is 500 square feet (not 440 square feet which had also been referenced in the package). A.Irwin asked for confirmation that the runoff information provided was based on the 500 square feet and not the 440, and Mr. Drake confirmed that the 500 figure was used.

B.Howell asked about the asphalt swale on the plan, and Mr. Drake noted it is on the Boelter property and runs through and acts as a barrier.

J.Sullivan noted that to him the deck shown in the revision of the May 20, 2013 plan looked larger than the original.

Molly Upton, Bayfield Road, asked about the fill on the property, and Mr. Drake noted the fill going across the front grade at 151.5 and going up to 156 and 158.2. Ms. Upton asked about the total roof area, and Mr. Drake responded that there is 936 square feet of lot coverage without eaves (eaves are 12" in size).

Alice Boelter, 102 Lakeshore, provided a memorandum to the Commission dated January 30, 2014 summarizing her questions and comments about the project for their consideration.

Discussion ensued on grading and water runoff and Mr. Drake confirmed that runoff will occur diagonally across the lot and will not hit the house. In addition, Mr. Drake is proposing a new catch basin in the road to connect into the leaching basin; the bio-swale will assist with overflow. A.Irwin noted that there is maintenance information for the bio-swale which should be provided to the homeowners so they are aware of how to treat it moving forward.

**Motion to continue the hearing to February 13, 2014 at 8:00pm under the Wetlands Protection Act;
Seconded 5-0**

**Motion to continue the hearing to February 13, 2014 at 8:00pm under the Chapter 194 Bylaw;
Seconded 5-0**

7. **9:30 p.m. - Public Hearing, Piers Jalandoni, Applicant, 8 East Street, DEP File No. 322-8???:** Notice of Intent filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40 and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Piers & Karon Jalandoni. The applicants are proposing a vertical addition within the footprint of an existing single family house with one small change for a window. The property is at 8 East Road, Wayland, MA, shown on Assessor's Map 18, Parcel 61.

Piers and Karon Jalandoni, Applicants, and Paul Pressman, Architect, were present for the discussion. As an abutter to the property, R.Backman recused himself from the discussion. Mr. Jalandoni provided a document including pictures for the Commission and explained that the existing

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home is a single-story 900 square-foot structure and they are seeking to stay within the existing footprint. Mr. Pressman reported the house was built in 1908 and has setbacks on three sides and a septic system on the fourth side, which made a vertical addition the most sensible option to minimize impact. Existing and proposed structures were reviewed. Mr. Pressman began review of the structure and A.Irwin explained the Commission was concerned only where the footprint was being increased. Mr. Pressman noted the 2.5 x 8 square-foot addition noted on SK12 and on SK8 on the left side which shows a small rectangle hatched. A.Irwin asked about proposed roof drainage, and Mr. Pressman said the current system of gutters and downspouts will be replicated. Mr. Jalandoni noted that a trench area catches the roof drainage. A.Irwin explained that the addition of stone in that area can be deepened to maximize effectiveness. Mr. Jalandoni acknowledged that stone will be added and noted that NGVD datum had been added to the plan.

**Motion to continue the hearing to February 13, 2014 at 7:35pm under the Wetlands Protection Act;
Seconded 4-0**

**Motion to continue the hearing to February 13, 2014 at 7:35pm under the Chapter 194 Bylaw;
Seconded 4-0**

8. **9:45 p.m. - Public Meeting, Town of Wayland DPW, Gas Barrier Trench, File D-835:** Request for Determination of Applicability filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40 and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by the Town of Wayland Department of Public Works. The applicant is proposing the installation of a gas barrier trench as a part of a corrective action measure for the Sand Hill Landfill at 484 Boston Post Road, Wayland, shown on Assessor's Map 22, Parcels 005 and 007.

Jessica Roberts, Tighe & Bond, and Don Ouellette, DPW, were present for the discussion. Ms. Roberts reported that the proposed installation of the gas barrier trench is a corrective action measure responding to some migration of methane gas with the installation of a passive gas venting system. Ms. Roberts noted one such system currently exists but not in the north area. Ms. Roberts noted that the portion within local Bylaw jurisdiction is along the north side of the landfill so her filing was done under the Bylaw only. The proposed trench is along the north edge of the existing gravel access road with 6000 feet within the 30-foot no-disturb and 7000 within the 100-foot buffer zone. Ms. Roberts noted that the area was delineated in 2013. Mr. Ouellette confirmed this is a permeable trench with any excess trucked off site. R.Backman asked about methane gas and D.Ouellette confirmed that testing was done annually and moved to being done monthly; testing will now be quarterly for the next couple of years. D. Ouellette also confirmed that the proposed DPW building has a venting system although there has been no methane detected in that area. Discussion ensued of "LEL" (lower explosive level) and the need for mitigation to contain and provide venting to avoid underground fire. A. Irwin asked about erosion controls and Ms. Roberts noted they will be provided on both sides of the road. D.Ouellette confirmed that the Permanent Municipal Building Committee will determine the project timeframe. A.Irwin noted to Ms. Roberts that the Commission will look for a dewatering plan which should be noted for contractors during the bidding process. The Commission confirmed a 5% retainage will be included in the project.

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

9. **10:05 p.m. – Public Hearing, Town of Wayland DPW, Applicant, Pine Brook Road Water Main Replacement, DEP File No. 322-820:** Notice of Intent filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40 and an application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by the Town of Wayland – Department of Public Works. The

Motion to approve the release of the Performance Guarantee; Seconded 5-0

12. Other

- a. Chapter 193 Regulations Update – S.Greenbaum and B.Howell continue to work on this. S.Greenbaum reported some basic decisions need to be made about what the Stormwater Management Permit will cover with an eye toward three separate categories to cover major, minor and exempt projects. They are looking at Weston regulations and need to determine thresholds. A.Irwin proposed a working session to move forward based on a proposal.

13. Land Management

- a. Update on Farming – A proposal will be pursued for farming of a small Field at Cow Commons. S.Greenbaum noted that payments due for current farming agreements should be addressed. After discussion A.Irwin noted that a letter should be sent to Mr. Hamlen noting that if the overdue payment is received within two weeks, the Commission will waive the interest charge. A farm report which was due in December and confirmation of insurance coverage are also needed.
- b. Beaver Flow Device Maintenance – The Commission approved a maintenance payment for \$260 per year for the device used at the end of Lee Road.

14. Correspondence/Expenditures

15. Adjournment

Motion to adjourn at 10:55pm; Seconded 5-0

The next Conservation Commission Meeting is scheduled for Thursday, **February 13, 2014** in the Wayland Town Building.

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION
January 10, 2014 to January 30, 2014**

January 10, 2014

322-710 Inspection Report on Fieldstone Estates from H2O Engineering
322-816 River Trail Place boundary information from Roberts Consulting, Inc.

January 13, 2014

Notice of Intent for demolition and reconstruction at 102 Lakeshore Drive from Drake Associates
Notice of Intent for home addition at 8 East Road from Piers Jalondoni
Notice of Intent for Pinebrook Road Water Main Replacement from Tata & Howard
RDA for Gas Barrier Trench Installation at 484 Boston Post Road from Tighe & Bond
322-809 Request for confirmation of 15-foot buffer at 183 Oxbow Road from Samiotes
Maintenance proposal for beaver flow device from from Mike Callahan
Request for return of performance guarantee for 211 Commonwealth Road from Andrew Wineman

January 15, 2014

322-783 CoC recording and Request for performance guarantee for 14 Valley View Road from M.Farricker
Notice of MACC Annual Environmental Conference 2014 (Sat., March 1, 2014/Worcester)

January 17, 2014

322-804 Inspection Report 2 on 9 Reservoir Road from Schofield Brothers

January 21, 2014

322-804 Inspection Report 3 on 9 Reservoir Road from Schofield Brothers
322-816 River Trail Place revised plans and O&M Plan
D-820 Request for return of Performance Guarantee for 16 Sedgemoor Road from B.Anderson

January 22, 2014

322-806 Updated construction schedule for 4 Fields Lane from contractor

January 23, 2014

322-710 Inspection Report on Fieldstone Estates from H2O Engineering
322-678 Heard Pond Water Chestnut Control Annual Report for 2013 from Tom Largy

January 24, 2014

ZBA Hearing Notice 2/11/14 for 13 Ridgefield Road and 228 Old Connecticut Path
322-818 Drainage supplement package for 30 Lakeshore Drive from Drake Associates

January 30, 2014

RAM Status Report for 430 Boston Post Road from Vertex Companies, Inc.
D-818 Request for Certificate of Compliance for 55 Knollwood Lane from T.Dreher

LIST OF EXPENDITURES January 10, 2014 to January 30, 2014

1/14/14	Henderson Striker	\$3,190.00 (Fall mowing of Sedge Meadow)
1/24/14	DPW – Water Dept.	\$ 20.60 (Community Garden – Water)
1/28/14	Brian Monahan	\$ 53.98 (Clothing Allowance)