

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, November 6, 2014 7:17 – 9:40PM

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

Present: Commissioners: Roger Backman, Joanne Barnett, Barbara Howell, Betty Salzberg, John Sullivan,
Chairperson: Sherre Greenbaum, Conservation Administrator: Brian Monahan

Not present: Bob Goldsmith

Minutes: Andrea Upham

S.Greenbaum opened the meeting at 7:17pm noting that a quorum was present.

1. **7:17 p.m. – Citizens Time: This is a time for input to the Commission regarding items that are *not* on the agenda.**

No comments were offered.

2. **Land Management Item: Heard Farm Update and Comments**

S.Greenbaum announced that the Commission will now welcome any comments regarding Heard Farm and explained that the Commission will review all input and offer time at a future meeting for discussion. Comments included the following:

Paul Cincotta, Pelham Island Road, noted having discussion points and provided a handout of his comments. Primary questions included whether work has been vetted through Wetlands Protection Act permitting, whether the work is part of a bigger plan, and whether the Conservation Commission is the proponent of the work. Mr. Cincotta wished to understand the purpose of the clearing activity and erosion control plan along with requesting a plan be set out so the neighborhood can understand the plan and intent.

Pedro Sanchez, Pelham Island, noted that from photos he has seen showing Heard Farm going back in years, the recent restoration appears to be restoring the farm to its previous status. Mr. Sanchez expressed that Mats Borgestedt has done some really remarkable work opening up some of the orchards and he is quite in favor of what he has done, though he does understand the issues of the people who are adjacent to the parking lot. In general he approves of the work and added that Mr. Borgestedt is using his own machinery and not getting paid.

Kathy Schreiber, Fields Lane, noted that the clearing brings to light the need for a land management plan, as this is extensive clearing and she would like a strategic, informed and methodical process. Many projects are started and not finished as well. Questions expressed as to why there is no wetlands delineation, whether DEP is involved and who is managing the process. Appreciation was expressed for heart and energy but concern expressed for a plan before anything else is done.

Jennifer Riley, Pelham Island Road, expressed issue with invasive species that exist at Heard Farm – multiflora, bittersweet and buckthorn – and welcomes this effort to eliminate some.

Debbie Keough, Heard Road, noted that the invasive issue is pervasive but next spring will be even worse and further thinking and a long range plan is needed to prevent regrowth.

Sally Newbury, Pelham Island, noted there was a lot of growth when the farm was acquired and efforts to keep areas open were impossible with hand cutting. The Conservation Commission had a hard time getting anyone to work on land like that and we are lucky to have people with the willingness and the machinery.

Patience Epstein, Nob Hill Road, noted the need for a long-term plan with open fields the ultimate goal.

Sarah Greenaway, Jeffrey Road, expressed appreciation for the clearing and work on the invasive plants which brings in new birds and creates wonderful wide open space.

Amy Schraff, Coolidge Road, asked for a plan and wondered who gave creative license and whether the Commission, who is accountable, has known about the activity which she feels is destroying the ecosystem. Intentions may be good but a plan is needed.

Karl Klapper, Pelham Island Road, offered that clearing is not the threat – the threat is from invasive plants that are killing wildlife and plant clearing is the first step to get native species back.

Emily Rubinfeld, Heard Road, wants a vision from the Town.

Nan Jahnke, Pequot Road, would like to know how the public can effect a plan going forward and how can dialogue occur.

Katrin Schliewen, Pelham Island Road, expressed interest in a long-term plan.

Unidentified woman noted that culling can be useful and left sample of autumn olive jam.

3. **7:40 p.m. - Public Hearing, P. Greiff, Applicant, File D-847:** Request to amend a Chapter 194 Permit filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Paul Greiff to modify the approved plan by changing the foyer with an increase of approximately 42 square feet of footprint and to change the approved grade for the garage from 126.5 to 127 at 2 Cameron Road, Wayland portions of which work is within the buffer zone. The property is shown on Assessor's Map 38, Parcel 161.

Mr. and Mrs. Greiff were present for the discussion. Mr. Greiff reported that the plan had a few minor changes from the architect. The elevation at the entrance to the garage was changed to minimize steps – now 12' x 12' rather than 10' x 13', an increase of 42 square feet. There are no changes to drains. B.Monahan noted there is still a requirement for roof mitigation. Mr. Greiff noted plans for a gravel bed and a drip line will be created for the new garage which drains to the north. B.Monahan noted that drainage mitigation was covered in the original decision.

Motion to issue a First Amendment to the Chapter 194 Permit; Seconded 6-0

4. **Minutes to review and approve:** October 22, 2014

Motion to approve the Minutes of October 22, 2014 as amended; Seconded 5-1 (abstain)

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

Wayland Commons; DEP File No 322-624

B.Monahan raised the issue of the O&M Plan and located the copy in the file. B.Monahan noted the need to site inspect level spreader. Basin 4 was briefly discussed. Mr. Colonna said the area will look vegetated with a conservation seed mix. B.Monahan asked about the financial company and condo association and requested that information be provided. S.Greenbaum requested a dated copy of the report (two copies) and the Commission will vote at the next meeting.

6. Land Management

a. Update on Rocky Point Conservation Area (Signs and other items)

Cheryl Kreinbring, Lakeview Road, thanked the Commission for the recent notices posted and for the trash can. It was noted that perhaps it was Mrs. Zoragniotti who assisted with the trash can. It was noted that one kayak was claimed and Ms. Kreinbring suggested perhaps unclaimed boats could be auctioned for trails in Dudley Woods/Brook or improvement to Rocky Point. S.Greenbaum responded that after November 15 the Police Chief was going to address the matter of the remaining boats. Brief discussion ensued on volunteers interested in trail work. B.Monahan said the Commission plans to erect a sign at Rocky Point and a bench and/or table and perhaps a boat rack could be a future Eagle Scout project.

b. FY 2016 Operating Budget Update

R.Backman addressed the job description for a new Land Management position and said it seemed like an Assistant Conservation Administrator. B.Monahan noted that S.Greenbaum found background information from the Town of Lincoln Land Manager. Discussion ensued on the need for land management assistance. As an example, S.Greenbaum noted that IDDE is new regulatory item needing B.Monahan's attention. Commissioners should send any input on the job description.

c. Possible Warrant Articles Update – IDDE and Amending Chapter 193.

Both items will be discussed on the next agenda. B.Monahan noted that the Surface Water Quality Committee is trying to do a warrant article but stated that the Board of Health is the main board involved with this possible article. An Illicit Discharge Detection and Elimination Bylaw is needed as is amending Chapter 193.

d. NPDES Stormwater General Permit Update – Item is tabled for discussion at a later date.

e. Revised DEP Regulations Summary – There is a meeting on November 13, 2014 in Wilmington.

f. 4 School Street Correspondence – S.Greenbaum asked if the Commission needs to respond to the correspondence from Trask Development and R.Backman said yes. B.Monahan noted that rainfall figures for September and October 2014 were not at average; the regulations dictate rainfall events and a change is needed in regulations to pre-approve methodology. The correspondence from Trask Development noted that B.Howell was present at a Planning Board meeting but B.Salzberg said she was actually the one present. B.Monahan said rainfall events could be researched and included in the response letter from the Commission. B.Monahan noted perennial streams behind both houses and was not convinced the presumption is overcome. J.Barnett will do rainfall research for August, September and October. B.Howell said that the state noted a drought in the southeastern part of the state. B.Howell noted a hearing in 2004 was for a two-bedroom house with a proposed three-bedroom system and added that the stream was reported to overflow in high water

conditions. B.Salzberg noted that she had expressed objection as it was against the intention of the inclusionary law to get affordable throughout town. B.Monahan will draft a response letter. B.Salzberg noted she was speaking as a private citizen at the Planning Board meeting.

7. Land Management

a. Guideline/rules for Lincoln Road Conservation Restrictions

B.Goldsmith provided copies of a report and supplemental data for the Commission.

B.Howell noted that she didn't like the word "sponsor" in #2 and B.Monahan suggests using "grantor" in its place. S.Greenbaum said the document needs a title indicating these are the rules. J.Sullivan suggested striking "acceptance" and "charitable." B.Monahan noted the regulations should cover any CR where group activity is allowed. S.Greenbaum asked that comments be sent to B.Monahan and that the Commission determine if the wording is meant to cover everything or is the Lincoln Road CR unique in that it allows certain things the Commission wouldn't allow on other CR parcels. B.Monahan said he can send out CR rules to compare and keep consistent. B.Monahan commented that the CR shows parking spaces that should be totaled with the number of spaces to define events for that field.

b. Possible Land Acquisition Warrant Article/s

B.Monahan commented on capital items noting that Plain Road is not close and he and S.Greenbaum met with family members of Forty Acre Drive and the Commission may pursue a warrant article to purchase land. The family may explore a conservation cluster but are interested in preserving some of the land and building on a lot or more. There are five lots, three of which are open. The family will respond and if they are not interested, there will be no warrant article.

S.Greenbaum reported that proposals for Conservation field renovations were embraced by BOS and will be sent along to FinCom. J.Sullivan confirmed a CPC meeting on November 19. B.Monahan asked him to clarify if they would give the Commission a \$10K check. J.Sullivan asked if town meeting vote is needed and B.Monahan said no, just CPC approval. J.Sullivan noted that \$15K remains in the administrative budget. B.Monahan explained that authorization up to \$5K would cover one appraisal. Information on the CPC meeting will be sent along to J.Barnett. J.Sullivan discussed the need for support for the set aside to prevent use for other things. Brief discussion ensued on the process for the Lincoln Road CR which was not initiated with the Commission.

c. Potential Lands of Interest

S.Greenbaum discussed a committee for long range planning to determine what town land is available and would like to know what the Commission has in mind for the future. J.Barnett noted that a blurb will be posted describing requirements for writing an update for the Open Space and Recreation Plan and she updated the Commission on those universities that have related programs, such as Brown, Boston College and Westfield State among others. Some schools have grad student thesis work which could be a fit as well. Follow up is needed with Conway School, MAPC.

S.Greenbaum reminded the Commission that the plan was \$10K last year and Recreation was to add \$10K. B.Monahan will email Jessica Brodie, the new Recreation Director, and S.Greenbaum can coordinate with Asa Foster.

Approved: November 20, 2104

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d. Open Space Plan Update

The 1995 Open Space map was discussed. B.Monahan suggested the Commission look at areas of Conservation Land and land around those parcels, such as Rowan Hill, to see areas of interest that would link well with existing Conservation land. Discussion ensued on previous criteria for open space parcels.

e. Castle Hill Update – B.Monahan noted that the bridge needs to be addressed

8. Request for Performance Guarantee

a. 138 Glezen Lane, DEP File No. 322-774

B.Monahan noted that inspection reporting requirements were not met.

Motion to approve the release of the Performance Guarantee less \$150; Seconded 6-0

b. 21 White Road; DEP File 322-800 (If ready)

B.Monahan noted that half of the performance guarantee will remain for additional growing season of plantings.

Motion to approve the release of \$500 Performance Guarantee; Seconded 6-0

9. Adjournment

Motion to adjourn at 9:40pm; Seconded 6-0

The next **Regular** Conservation Commission Meeting is scheduled for **Thursday, November 20, 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.

CONSERVATION COMMISSION
MEETING ATTENDANCE SHEET

DATE: November 6, 2014

NAME	ADDRESS OR COMPANY	AGENDA ITEM
Katrina Schliewen	171 Pelham Island Rd	Heard Farm Mgmt
Jebby Keogh	5 Heard Rd	" "
PAUL CINCOITTA	170 PELHAM ISLAND	" " "
Tom Ciment	3 Rockbottom Rd Stow	Heard Farm
Kathy Schreiber	3 Fields Lane, Wayland	" "
Lynn Connolly	271 Concord Rd.	Heard Farm
Ken Epstein	8 Oak Hill Rd	Heard Farm
Patricia Epstein	6 Oak Hill Rd	Heard Farm
Bruce Wright	16 Jeffrey Rd.	Heard Farm
Debbie Wright	16 Jeffrey Rd	Heard Farm
Amy Shoff	22 Coolidge Rd	Heard Farm
Nicky Peterson		
Paul Rubinfeld	} 6 Heard Rd	Heard Farm
Emily Rubinfeld		
Wille Tise	3 Fields Lane, Wayland	Heard Farm
Mary Cincoitta	170 Pelham Island Rd	Heard Farm
Gauren Reynolds	166 Pelham St Rd	Heard Farm
Nan Jahnke	36 Pequot Road	Heard Farm
Ann Gordon	1 Trinity Place	Heard Farm
Carol Prost		Heard Farm
PEON SANCHEZ	152 PELHAM HL RD	HEARD FARM
CAROLINE EYRAZARDEL	152 PELHAM rd	HEARD FARM
Lorraine & Paul Greiff	2 Cameron Rd	2 Cameron Rd
Nathan Newbury	138 Pelham 2 Rd.	Heard Farm
Sally Newbury	138 Pelham 2 Rd.	Heard Farm
Karl Klapper	133 Pelham Island Rd.	Heard Farm
JENNIFER RILEY	133 Pelham Island Rd	Heard Farm
BRINDA CARO	WAYLAND COMMONS	
Vito Colonna	Sullivan Connors	WAYLAND COMMONS
Cheryl Kreinberg	5 Lakewood Rd	Rocky Point
Jacqui Dutham	44 Penn Dr	Rocky Point
Linda Sepl (8:20 PM)	9 Aqueduct	general interest

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION
October 23, 2014 to November 6, 2014**

October 23, 2014

D-759 FAX request for notation on CoC issued 6/28/13 from J.Milgram, Esquire

October 24, 2014

322-770 Inspection Report on 10 Covered Bridge Lane from Samiotes Consultants
322-822 Inspection Report on 18/20 Covered Bridge Lane from Samiotes Consultants
Certificate of Liability Insurance for Groundscapes Inc.

October 28, 2014

322-774 Request for Performance Guarantee for 138 Glezen Lane from H.Kornfeld
ZBA decisions – 124 Lakeshore Drive; 180 Oxbow Road; 15 Mitchell Street

October 29, 2014

322-710 Inspection Report for Fieldstone Estates from H2O Engineering
ZBA decision – 11 Morse Road

October 30, 2014

322-816 Inspection Report on River Trail Place from Sullivan, Connors
ZBA Hearing Notice – 178 West Plain Street and 63 Edgewood Road

November 3, 2014

322-812 Inspection Report on Happy Hollow Chemical Feed/Water Main from Tata & Howard
322-759 Inspection Report on Carriage House at Lee's Farm from EBI Consulting
Letter re: 4 School Street river status from Trask Incorporated
322-814 Request for Certificate of Compliance for 74 Lakeshore Drive from Sullivan, Connors
RDA for tree removal at 35 Jeffrey Road from M.Ouradnik

LIST OF EXPENDITURES October 23, 2014 to November 7, 2014

10/23/14	Town of Wayland – Water (Community Gardens)	\$203.95
10/30/14	Schwaab, Inc. (date stamp)	88.74
11/4/14	Richey & Clapper (fuel treatment)	31.99