

# WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, December 3, 2015 7:17 – 9:42PM

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

**Present:** Commissioners: Roger Backman, Joanne Barnett, Sean Fair, Barbara Howell, Betty Salzberg, John Sullivan (7:50pm), Chairperson: Sherre Greenbaum, Conservation Administrator: Brian Monahan

**Minutes:** Andrea Upham

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

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. **Land Management Item: Review of the Land Manager's November Summary**

B.Harris' November report was distributed via email. B.Howell noted that the old Castle Hill Road trail had been opened up and is now easy to navigate and is now handicap accessible. It was noted that the water is shut off at the gardens. Kiosks at conservation areas were discussed, with the next area to be addressed noted as Heard Farm. S.Greenbaum commented to B.Monahan that the creation of a list of all the areas to be addressed would be helpful moving forward.

3. **Minutes – November 19, 2015**

**Motion to approve the Minutes of November 19, 2015 as edited; Seconded 6-0**

4. **7:30 PM – Request for Certificate of Compliance 310 CMR 10.05 (9)**

- **9 Reservoir Road – 322-804**

Mr. and Mrs. Hicklin were present for the discussion. S.Greenbaum noted that members of the Commission visited the site on Monday. Discussion included the use of leaf mulch and the bridge across the swale. B.Monahan noted that the Commission will hope to continue to work with the Hicklins on a trail easement. Bounds were discussed, which B.Monahan noted are needed and noted that hopefully the Town Surveyor can assist. Mr. Hicklin commented on the cul-de-sac area perhaps being the area of a trail easement to conservation land.

**Motion to issue a partial Certificate of Compliance under the Wetlands Protection Act; Seconded 6-0**

**Motion to issue a partial Certificate of Compliance under the Chapter 194 Bylaw; Seconded 6-0**

5. **7:38 PM – Continued Public Hearing, D.L. Grose & Associates, Applicant, 113 Concord Road, DEP File No. 322-852:** Notice of Intent filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw by D.L. Grose & Associates for a project at 113 Concord Road for grading and construction of retaining walls around the rear and sides of the house within the 100-foot wetland buffer zone. The property is shown on Wayland's Assessor's Map 15 Parcel 025.

**Brian Nelson of Metrowest Engineering and Donald Grose, Architect, were present for the discussion.** Mr. Nelson provided a handout with details of the wall for the Commission. B.Monahan asked if concrete was excluded and Mr. Nelson responded that it is only the coping along the top grouted in place, and footings will be laid on crushed stone. Mr. Nelson reported that the wall height is variable with a maximum of four feet. Mr. Nelson discussed the effort to make the area around the house more accessible with fill. S.Greenbaum asked if terracing would require as much fill. Mr. Nelson noted they would not need a special ZBA permit if using terracing. Mr. Grose noted that a series of terraces would be required and explained that they were concerned with groundwater and therefore raised the house. Mr. Nelson noted that they are waiting on a ZBA hearing. B.Monahan asked if they are proposing plantings on the other side of the wall. Mr. Nelson noted that the wall is the divider with plans for a meadow mix. B.Monahan encouraged consideration of low plantings that would break up the wall mass to improve the view from the conservation land. Mr. Grose and Kathy Schreiber, who is working with the owners on landscaping, indicated that low shrubs were acceptable. Ms. Pollitt noted that there was tall corn growing last year. B.Howell noted that the area includes SVT land and part of Upper Millbrook. Discussion ensued on the timing of the Commission's decision and the pending ZBA hearing. B.Monahan indicated the Commission can close the hearing and can communicate the Commission's decision and should the direction of the project change as a result of the ZBA hearing(s), the applicant would need to return to the Commission. The vote to issue a decision will be handled at the next meeting.

**Motion to close the hearing under the Wetlands Protection Act;**

**Seconded 7-0**

**Motion to close the hearing under the Chapter 194 Bylaw;**

**Seconded 7-0**

**6. Chapter 193 Stormwater and Land Disturbance Bylaw Update:**

**a. 87 Lincoln Road**

**Vito Colonna of Sullivan, Connors & Associates was present for the discussion.** B.Howell noted that rainfall is over 9" behind this year and noted that Hazel Brook is considered perennial under the Bylaw. B.Monahan asked about the location of the restriction, which Mr. Colonna noted is right on the tree line. B.Monahan noted that he emailed SVT about it. B.Monahan commented that the location of the house is very close to the restriction. Mr. Colonna responded that all of the information was provided and this is the location that they desired. B.Monahan asked about drainage mitigation and Mr. Colonna noted that they matched pre- and post-runoff for all the storms and added that the driveway will be pea stone and more pervious. B.Monahan reported to Mr. Colonna that perhaps a stone pad should be included, which Mr. Colonna noted should be on the site. B.Monahan noted that the Commission is working on a C193 Stormwater Permit and will share the draft with him.

**7. 8:05 PM –Public Hearing, Colin & Diane Bailey, Applicants, 19 White Road, DEP File No. 322-855:**

Notice of Intent filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw by Colin & Diane Bailey, 19 White Road, Wayland to repair/replace the on-site septic system, portions of which are within the 100-foot buffer zone. The property is shown on Wayland's Assessor's Map 25, Parcel 57.

**Vito Colonna of Sullivan, Connors & Associates was present for the discussion.** Mr. Colonna summarized: The project is a septic replacement. The existing system in the back of the house failed, and the side of the house was the only suitable spot for the new system, which is 66' from wetlands with 42' for limit of work. A poly barrier will be used and the 25% reduction utilized.

The undisturbed buffer area was shown on the plan along with trees noted for removal. There is 4100 square feet of overall work and the existing leach field will be abandoned in place.

B.Monahan had sent questions about the project via email to Mr. Colonna which were discussed. Concerning roof drains, Mr. Colonna noted that the Board of Health had no issue. B.Howell noted an area where erosion from the roof was seen during the recent site visit. Mr. Colonna responded that they can divert the runoff around. B.Monahan asked what could be done to get it into the ground more. Mr. Colonna felt it may be due to the soil testing and should perform differently once stabilized but noted he can do something temporary. Sprinklers were discussed and Mr. Colonna said they can be removed. B.Howell discussed a previous septic project on Plain Road and Mr. Colonna noted that this system is in fact a two-compartment tank with effluent features. B.Monahan noted there will be a condition to leave the 30' no-disturb in a natural state. Replacement plants were discussed and wetland plants such as sweet pepper and high bush blueberry were mentioned.

Waivers were reviewed and B.Howell noted that a wetland flag report was not a requested waiver. B.Monahan noted that the report would be helpful. R.Backman asked about soils and Mr. Colonna said that Goddard Consulting had done the work. B.Monahan mentioned riverfront in the area. Mr. Colonna noted that Mike Sullivan didn't see a channel out there. B.Monahan said he will look and see if riverfront should be in the decision. B.Monahan recommended that Mr. Colonna speak to the property owner about the 30' no-disturb being maintained as natural for mitigation purposes.

**Motion to continue the hearing to December 17, 2015 at 7:30pm under the Wetlands Protection Act;**

**Seconded 7-0**

**Motion to continue the hearing to December 17, 2015 at 7:30pm under the Chapter 194 Bylaw;**

**Seconded 7-0**

8. **8:15 PM – Continued Public Hearing, Wayland Conservation Commission, Applicant, 246 Stonebridge Road, Wayland Conservation Commission, Applicant, DEP File No. 322-854:** Notice of Intent filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw by the Wayland Conservation Commission proposing to demolish and remove the existing house and foundation at 246 Stonebridge Road, including abandonment of existing utility connections, septic system and with site grading/surface restoration at the property shown on Wayland's Assessor's Map 41, Parcel 1

The home demolition process was discussed. B.Monahan noted that the Board of Health issues such as asbestos and the septic system will be covered by those in charge of the demolition process. S.Fair provided a plant list of historic native species from his research and a conversation with Mr. McAdow from SVT. Trees and plants were briefly discussed and the Tupelo and Sassafras trees were mentioned. S.Fair and J.Sullivan will continue to work on this. J.Sullivan noted that the whole lot should be considered in the planting process. R.Backman asked about funding which B.Monahan noted is part of the total CPC funds approved by Town Meeting.

**Motion to continue the hearing to December 17, 2015 at 7:40pm under the Wetlands Protection Act;**

**Seconded 7-0**

**Motion to continue the hearing to December 17, 2015 at 7:40pm under the Chapter 194 Bylaw;**

**Seconded 7-0**

9. **Chapter 193 Stormwater and Land Disturbance Bylaw Update:**  
a. 41 Shaw Drive – Stormwater and Land Disturbance Bylaw Update

B.Monahan noted that he needs to pursue this filing.

b. Progress on Stormwater Permit

B.Monahan noted that this could be tweaked and then sent out to other departments with a plan to accept it at a hearing in January. He will prepare it for review at the next meeting.

10. Other

- a. Meeting Dates - Tentative dates for April 2016 will be tweaked due to Town Meeting.
- b. Compliance Issues – none were noted.
- c. WRAP – S.Greenbaum noted that she and B.Monahan were supposed to meet with Colleen Sheehan, WRAP liaison, and they will reschedule the meeting. S.Greenbaum noted the desire to look at all Town lands for best use. B.Monahan said he will do a review before the meeting with Ms. Sheehan.
- d. Other – Site visits are planned for Friday, December 11 at 8:45am to include Castle Hill.

11. Land Management

- a. Open Space and Recreation Plan Update – B.Monahan noted that six pre-screened consultants were chosen by the town and the Commission should get more involved in the process. He will revise wording for the RFP and send to Beth Doucette. B.Salzberg can review proposals of the six consultants to see whether any would be suitable.
- b. Signs – J.Barnett revised the draft signage language and will take a picture of Weston's signs and send along to B.Monahan. It was noted that there will be a scheduled hearing to adopt changes. B.Monahan will discuss adding rules and regulations to the Town Code with Town Counsel.
- c. Surveying Update – B.Monahan confirmed that one bound was installed on the east side of Heard Road.
- d. Other – Discussion ensued on other areas requiring follow-through on bounds and restrictions, including 104 Plain Road, the Covered Bridge open space parcel and others. S.Greenbaum noted that these matters need to be completed.

12. Adjournment

Motion to adjourn at 9:42pm; Seconded 7-0

The next Regular Conservation Commission Meeting is scheduled for **Thursday, December 17, 2015** 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.



**TOWN OF WAYLAND  
MASSACHUSETTS  
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION  
November 20, 2015 to December 3, 2015**

**November 20, 2015**

D-868 Letter responding to application for work at 6 Fields Lane from M.J.Boyd

**November 23, 2015**

322-816 Inspection Reports for River Trail Place from Sullivan, Connors

Stormwater plan for 18 Joyce Road from S.Carel

**November 24, 2015**

Remedy Operation Status Report for former Raytheon Facility from Environmental Resources Mgmt

**November 25, 2015**

322-824 Inspection Report on 37 Rich Valley Road from The Jillson Company, Inc.

D-848 Corrected as-built plans for 234 Stonebridge Road from Columbia Design Group

**November 30, 2015**

ZBA Continued hearing notice 12/8/15 – 55 Lakeshore Drive and 140 Concord Road

ZBA hearing notice 12/15/15 – 112 Glezen Lane, 12 Charles Street, 62 Riverview Circle

Notice of Project Change – MathWorks campus from VHB

322-699 Registry of Deeds recording of permit extension for 373 Commonwealth Road

Notice of upcoming PIP meeting/former Raytheon facility from Environmental Resource Management

322-710 Inspection Report on Fieldstone Estates from H2O Engineering

**December 1, 2015**

322-847 Notice to start work at 14 Oxbow Road from J.Capello

**December 2, 2015**

ZBA Decisions – 16 Indian Road; 169 Commonwealth Road; 11 Timber Lane; 150 Main Street Appeal

**LIST OF EXPENDITURES    November 20, 2015 to December 3, 2015**

12/2/15	<i>Grainger, Inc. (8' pike pole)</i>	\$79.70
	<i>Sudbury Lumber (misc. – nuts/bolts, etc.)</i>	30.40