

## WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, December 17, 2015 7:17 – 9:26PM

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

**Present:** Commissioners: Roger Backman, Joanne Barnett (8:00pm), Sean Fair, Barbara Howell, John Sullivan (8:00pm), Chairperson: Sherre Greenbaum, Conservation Administrator: Brian Monahan

**Not present:** Betty Salzberg

**Minutes:** Andrea Upham

S.Greenbaum opened the meeting at 7:17 pm 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: Discussion of WRAP Town Owned Properties**

Colleen Sheehan, WRAP Chairperson, was present for the discussion. Ms. Sheehan summarized: WRAP was formed to look at town-owned properties across all Boards and take a strategic approach toward a five-year plan. WRAP reports to the Planning Board and since the fall they have been doing outreach to committees as part of their information gathering. Ms. Sheehan is looking for information on the Conservation Commission's long-term plan for any property requests which would come to Town Meeting for funds over \$500K. The goal is to take a more objective approach and help the Town make informed decisions and for each Board to have a voice. WRAP is now starting to build out their criteria for ranking projects. Ms. Sheehan communicated that WRAP considers that conservation land is Wayland's land. S.Greenbaum asked if there are specific pieces the Commission should be looking at. Ms. Sheehan suggested starting with the larger, most strategic pieces of land. B.Howell noted that the Commission must have an up-to-date Open Space Plan to get state funding. B.Monahan asked how the value of land is being considered with respect to important resource areas. Ms. Sheehan explained their committee is working with Alf Berry, Town Surveyor, and Brendan Decker, GIS Coordinator, to identify data layers of complex information. B.Monahan suggested that the effort extend to an even more in-depth level of detail with himself and the Commission. Ms. Sheehan felt that was good input and noted they are still information gathering and appreciate any data the Commission can provide as their goal is to provide their recommendation for the spring Town Meeting. R.Backman offered an example of parcel use, noting that the end of Orchard Lane has been discussed very recently and he noted that it would be ideal for consideration as a future cemetery location. Ms. Sheehan said that was a great example of determining best use. B.Monahan will forward responses to her questions via email to Ms. Sheehan. It was noted that a secondary goal will be to look at private land as a consideration. B.Monahan reiterated the importance of consideration of natural resources for properties. Ms. Sheehan asked about the Commission's timeframe for the Open Space Plan. S.Greenbaum noted it will take three months from the Consultant/RFP process which has not yet begun.

3. **7:43 PM – Continued 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



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the existing developed area. S.Greenbaum questioned whether an O&M Plan would be needed. B.Monahan suggested information on how they recommend keeping the culverts functional. B.Monahan noted a "cleanout" spec he would recommend for consideration that was introduced by Mr. Colonna of Sullivan, Connors & Associates. Mr. Chase welcomed the suggestion.

Regarding Chapter 194, Mr. Chase explained that the Panzanos are planning to sell their existing home and move to this property ASAP. They would like to start on the work outside of the buffer zone while they go through the process identified by the Commission for the jurisdictional work, which Mr. Chase noted is essentially a four-foot excavation for the banquette. B.Monahan discussed the wetland lines which would be noted in their decision as not formally accepted which has been done in other Permits as well. The process for a Notice of Intent vs. Request for Determination of Applicability was discussed with the NOI being noted as having more flexibility should there be any changes. Mr. Chase asked for guidance as he proceeds with the Building Permit portion of the project. B.Monahan noted he should share his representation with Building and explain that the Commission instructed they may proceed at their own risk and a future application will be filed with the Commission for the area that is jurisdictional.

6. **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

B.Monahan noted that MassDEP notes the project as still under review and wondered if the delay might concern habitat. He will phone the local office. S.Greenbaum asked if the trees they will be planting will come out of the CPC funding. B.Monahan said that planting of trees and shrubs is part of the restoration of riverfront and will be included in the project. i. The previous research done by S.Fair and J.Sullivan was discussed and B.Monahan suggested that each Commissioner write down their favorite native tree and shrub for the next meeting.

**Motion to continue the hearing to January 7, 2015 at 8:00pm under the Wetlands Protection Act;**  
**Seconded 6-0**

**Motion to continue the hearing to January 7, 2015 at 8:00pm under the Chapter 194 Bylaw;**  
**Seconded 6-0**

7. **Issue Order of Conditions and Chapter 194 Permit/s**

- a. **113 Concord Road; DEP File No. 322-852**

Brief discussion ensued concerning planting along the wall and acknowledgement of the ZBA approval process ahead. B.Monahan will send the ZBA a letter concerning the Commission's approval and the decision will contain a condition noting the need for ZBA approval.

**Motion to issue a Permit under the Chapter 194 Bylaw;** **Seconded 6-0**

**Motion to issue an Order of Conditions under the Wetlands Protection Act;** **Seconded 6-0**

**Motion to require a performance guarantee of \$2,000** **Seconded 6-0**

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**8. Return of Deposit for Consulting Services – 24 School Street; DEP File 322-845**

**Motion to return the \$908 balance of the deposit to the provider; Seconded 6-0**

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

**b. 41 Shaw Drive – Stormwater and Land Disturbance Bylaw Update**

B.Monahan noted he sent an email responding to the engineer and also spoke to an abutter who phoned him.

**c. Review of the Draft Stormwater Permit**

B.Monahan will send the most recent version and prepare for a January 28 hearing. Discussion ensued regarding sending the draft to relevant boards for comment. The Commission should consider the relevant fees.

**10. Other**

**a. Discussion of Conservation Clusters, CC Points for Conservation Clusters, and Proposed Amendments.**

B.Monahan noted that S.Sarkisian will come to the next meeting to review proposed changes in the Bylaw. Brief discussion ensued regarding the issue of wetlands for open space and the value of land to be preserved. S. Greenbaum noted that she sent an email to S.Sarkisian suggesting “outdoor” recreation be changed to “passive” recreation, requiring bounds and getting notice of special permit. B.Howell asked for a copy of changes from B.Monahan.

**b. Other – Covered Bridge revised plan; DEP File 322-843**

B.Howell noted the applicant is proposing the addition of 490 square feet. The Commission discussed the proper process and noted that in the past minor changes such as this have been handled by an amendment. B.Monahan will email Mr. Stevens and Geoff Larsen, Building Commissioner.

**Motion to require the filing of an Amendment; Seconded 6-0**

**11. Land Management**

**a. Update on Rocky Point – Sign, bounds, etc.**

B.Monahan reported that the sign will be installed on Monday. S.Greenbaum reported that there are now two clear parking spots after B.Harris extensively removed invasive plants in the area. S.Greenbaum proposed a bike rack in lieu of additional cement marker.

**b. Castle Hill Update – S.Greenbaum reported this is being worked on. Possible approaches were discussed and S.Greenbaum said she previously emailed an update to Mike Lowery.**

**c. Signs – nothing to report.**

**d. Surveying Update – B.Monahan reported three bounds were installed and nine remain.**

**e. Other – The Commission will send a letter of thanks to Ted Newbury for his land donation which will be completed by the end of the year.**

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**12. Executive Session pursuant to M.G.L. Chapter 30A, Section 21(a)(3) to Discuss Strategy for 8 Hill Street Superseding Order of Conditions, DEP File 322-838, and Review Executive Session Minutes to release for 246 Stonebridge Road Purchase**

Motion by the Chair, S.Greenbaum, to enter Executive Session:

I move that the Conservation Commission enter into Executive Session pursuant to M.G.L. Chapter 30A, Section 21(a)(3) to discuss strategy for 8 Hill Street Superseding Order of Conditions, DEP File 322-838, and review Executive Session Minutes to release for 246 Stonebridge Road purchase.

CHAIR: Is there a second to the motion to enter into Executive Session? Motion seconded; CHAIR: Roll call vote noting R.Backman, J.Barnett, B.Howell, S.Fair, J.Sullivan and S.Greenbaum; 6-0 in favor.

CHAIR: The Chair declares that a public discussion of the Commission's strategy with respect to the Superseding Order of Conditions will have a detrimental effect on the bargaining or litigating position of the Town.

CHAIR: S.Greenbaum invites attendance by staff member Brian Monahan, Conservation Administrator, and Andrea Upham, minute taker, for the Executive Session. Roll call vote was taken to approve the staff members' attendance noting the approval of R.Backman, J.Barnett, B.Howell, S.Fair, J.Sullivan and S.Greenbaum; 6-0 in favor.

S.Greenbaum announced that the Commission is now going into Executive Session at 9:12PM for the sole purpose of discussing this case as noted and the release of Minutes as noted and will return to open session in approximately ten minutes for the sole purpose of adjourning.

The Commission returned to open session at 9:26PM.

**13. Adjournment**

**Motion to adjourn at 9:26pm; Seconded 6-0**

The next Regular Conservation Commission Meeting is scheduled for Thursday, January 7, 2016 in the Wayland Town Building.



**TOWN OF WAYLAND  
MASSACHUSETTS  
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION  
December 4, 2015 to December 17, 2015**

**December 4, 2015**

322-852 Wall Detail for 113 Concord Road from B.Nelson, Metrowest Engineering

**December 7, 2015**

322-816 Inspection Reports on River Trail Place from Sullivan, Connors & Associates

322-699 Inspection Report for 371/373 Commonwealth Road from Schofield Brothers

**December 9, 2015**

ZBA Decision – 59 Woodland Road

D-858 Notice to Start Work at 514 Hayfield Lane from Dannin Management

**December 10, 2015**

ZBA Continued Hearing Notice December 9, 2015 – 55 Lakeshore Drive and 140 Concord Road

**December 11, 2015**

D-849 Notice of project completion at 15 Pemberton Road from T.Mabe

**December 14, 2015**

322-838 Superseding OOC for 8 Hill Street from MassDEP

Letter re: Risk MAP program and Charles Watershed Discovery Meeting(s) from FEMA

322-843 32/34 Covered Bridge Lane, Lot 6 revised plans from Samiotes Consultants, Inc.

**December 15, 2015**

322-855 Revised plans for 19 White Road from Sullivan, Connors & Associates

**December 16, 2015**

D-868 Notice to start work at 6 Fields Lane from M/M Balicki

Release Abatement Measure Completion Report for former Raytheon facility from The Vertex Co., Inc.

**LIST OF EXPENDITURES      December 3 – December 17, 2015**

12/9/15	Forestry Suppliers (misc. land mgmt. supplies)	\$ 128.69
	Richey & Clapper (fuel treatment)	19.98
	Town Line Hardware (ring hitch)	3.49
12/11/15	Sullivan, Connors & Associates (246 Stonebridge Rd)	3,750.00
12/16/15	Forestry Suppliers (insect guide)	29.89
	Gatehouse Media (ConCom legal notice)	12.69
	Grainger, Inc. (digging bar)	52.70