

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, January 8, 2015 7:18 – 10:00PM

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

Present: Commissioners: Roger Backman, Bob Goldsmith, Barbara Howell, Betty Salzberg,
Chairperson: Sherre Greenbaum, **Conservation Administrator:** Brian Monahan

Not present: Joanne Barnett; John Sullivan

Minutes: Andrea Upham

S.Greenbaum opened the meeting at 7:18 pm noting that a quorum was present.

1. **7:18 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: Land Management Staffing and Land Management Study Request**
S.Greenbaum reported: The Commission is still pursuing the proposal for a part-time Land Manager at \$22K/year salary. The land management study request was recently recommended by FinCom and CPC. Future meetings with both the Personnel Board and FinCom will be determined and all commissioners are urged to attend both meetings. January 24 and 26 were noted by B.Monahan as possible dates for the Personnel Board meeting. R.Backman asked about the salary determination for the proposed position and B.Monahan noted that an hourly rate for a similar position in Lincoln was used as a starting point and three different positions were researched and verified the figure is in the right range. Discussion ensued on needs and approach. B.Howell confirmed the need for someone to walk the Conservation trails to identify work that needs to be done. B.Monahan mentioned that the Commission has a dual role - one is regulatory and the other is protection and promotion of its natural resources.

3. **Discussion – 8 East Road; DEP File 322-821**

Piers Jalandoni, Applicant, was present for the discussion. Mr. Jalandoni reported that the original plans submitted included a bay window off the rear wall of property, and the original plan to cantilever the area is now changing to an installation of sonatubes which would need the Commission's approval with respect to disturbance. B.Monahan noted it is important to put the information on record in the file but the change represents no difference to what was regulated. B.Howell said there is no need for an amendment. The Commission noted their awareness that there will now be two footings.

Motion to approve change as discussed without amendment; Seconded 5-0

4. **Minutes – December 18, 2014**

Motion to approve the minutes of December 18, 2014 as amended; Seconded 5-0

5. **7:35 p.m. Continued Public Hearing – Ben Stevens, Trask Inc., Applicant, 26, 32, and 35 Covered Bridge Lane, DEP File No. 322-830:** Abbreviated Notice of Resource Area Delineation filed pursuant to the Wetlands Protection Act, G.L. ch. 131 s. 40, and the application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, by Ben Stevens, Trask, Inc. The applicant is seeking the verification of the delineation of the wetland resource areas

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including wetlands, riverfront area, and buffer zone for land at 26, 32 and 35 Covered Bridge Lane, Wayland, shown on Assessor's Map 35, Parcels 30O, 30P, and 30Q.

S.Greenbaum noted that a continuation of the hearing was requested by the applicant.

Motion to continue the hearing to April 2, 2015 under the Wetlands Protection Act;

Seconded 5-0

Motion to continue the hearing to April 2, 2015 under the Chapter 194 Bylaw; Seconded 5-0

6. Other

a. Walk by Rabbi Allen at Greenways

Motion to approve walks on January 10 and January 31, 2015 as requested by Rabbi Allen;

Seconded 5-0

b. Meeting Schedule

The updated meeting schedule for January—June 2015 was noted as approved and is posted on the Conservation website.

c. Conservation Priorities, concerns, goals

S.Greenbaum noted to the Commission that with the New Year upon us it would be wise to make a list of items that need to be addressed by the Commission and is interested in thoughts from commissioners. S.Greenbaum will circulate her current list as a starting point as food for thought and Commissioners should provide their individual input to add to the list.

B.Monahan noted that the matter of stormwater needs more support. B.Goldsmith responded that B.Monahan should speak to J.Senchyshyn with regard to discussions regarding a potential new hire with an engineering background. B.Goldsmith expressed a desire to create more of a compilation or booklet of conservation areas with detailed maps and pictures as a resource.

- 7. 7:45 p.m. Public Hearing – Rick Morrell, Morrell Construction, Applicant, 344 Commonwealth Road; DEP File No. 322-83?:** Notice of Intent filed pursuant to the MA Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Rick Morrell, Morrell Construction, for an after the fact filing for the demolition of an existing house, outbuildings, and driveway and the construction of a new single family home at 344 Commonwealth Road, Wayland. Portions of the work are within riverfront area. The property is shown on Assessor's Map 52, Parcel 209.

Rick Morrell of Morrell Construction and Mark Allen of Allen Engineering were present for the discussion. Mr. Allen summarized: Work on the property to demo and rebuild began without realizing that the property is conservation jurisdictional due to the stream. The lot is a little over a half acre previously owned by the Carpenters and was primarily impervious surface with an antique store previously on the premises. The riverfront area transects the property. Mr. Morrell's intent is to construct a new single-family home further back on the lot removing all buildings and asphalt with a result of 67% less impervious surface on the property. Roof drains will go into underground culvert chambers to further improve runoff. As to the onsite septic system, soil testing was done and they went back in November and retested and the perk rate was better and faster. The septic approval permit from the Board of Health and demo/building permit from the Building Department were obtained so they are now seeking OOC/Permit from Conservation. Proposed plantings in riverfront will be in coordination with the Commission with a review of proposed plant species; there is currently a good evergreen buffer in the rear of the property. Erosion control is in place based on the

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current permits. The foundation was poured and decking was put on the foundation for safety purposes. All activity has ceased at the present time.

B.Goldsmith asked about seasonal high groundwater, which Mr. Allen noted at 4.7 feet. B.Goldsmith asked if the leach field requires denitrification. Mr. Allen noted the system was approved as designed and not required by Title 5. It is not in the aquifer protection district. B.Goldsmith asked about driveway runoff which Mr. Allen noted sheds west to east onto the gravel driveway, which will reduce due to the new lawn area. B.Monahan commented that the property was previously substantially more impervious and noted that the path is redevelopment. B.Goldsmith asked B.Monahan about consideration for utilizing a permeable product for the driveway. B.Monahan noted that carries with it a cost and they're already providing drainage for the house. B.Goldsmith asked about a French drain and B.Monahan said if runoff is decreased, that is not needed. The property line amended in 2006 was reviewed on the plan by Mr. Allen. B.Howell noted that the stream is not a cold water stream and added that no garbage disposal is permitted. B.Monahan added there can be no encroachment of the riverfront.

L.Segal, Aqueduct Road, asked whether permits were secured with other departments which both Mr. Allen and Mr. Morrell confirmed.

Motion to continue the hearing to January 22, 2015 2014 at 7:25pm under the Wetlands Protection Act; Seconded 5-0

Motion to continue the hearing to January 22, 2015 at 7:25pm under the Chapter 194 Bylaw; Seconded 5-0

8. Land Management

a. Heard Farm Drainage Improvements Update

B.Monahan reported that Peter Fletcher flagged hydric soils and there is a need to discuss the matter with Ben Keefe regarding getting an engineer. Work will require a Conservation permit; hopefully the project will be ready in May.

b. Status of Open Space Plan Update

B.Monahan noted that the seeds of homework for commissioners are the old map and list previously provided. All should look at the categories and suggest how they may be changed. There is a need to identify what the Commission can do and where a consultant is needed. B.Monahan will send along a table of contents for the Open Space Plan.

9. 8:15 p.m. - Discussion – Solar Panels at Wayland High School and Town Building

Ellen Tohn, Co-Chair of the Energy Committee, Mike Zimmer from Ameresco and Rob Bukowski, engineer, were present for the discussion along with others.

Ms. Tohn noted that there are four solar projects planned and the goal for this discussion is to introduce an overview and provide clarity for two of the four projects – the High School parking lot and the Town Building parking lot.

Ms. Tohn summarized that the Town entered into a letter of intent with Ameresco and had them look at all lands excluding Conservation and the resulting properties for solar projects are the new DPW facility roof and canopies at the Middle School, High School and Town Building parking lots. The current focus is the High School and Town Building lots. Ms. Tohn explained that Wayland will pay nothing; the town will lease the roofs to Ameresco and they maintain them for 20 years and then take

them away. Wayland will get tax revenues and reduction in electricity costs and it is a big step toward the goal of 20% energy reduction. The warrant article was submitted today.

R.Backman asked if there are any actual photographs available, and Ms. Tohn said Lincoln Sudbury High School is an example. Mr. Zimmer noted that carport solar is a new concept not yet done by them in the Commonwealth of Massachusetts. The Commonwealth is regulating where and how these projects are done. Ms. Tohn noted that MAPC began Wayland's involvement. B.Goldsmith asked how many projects they have done and they noted 20 in Massachusetts with several landfills.

High School parking lot: The design plan was reviewed and it was noted that rain gardens will be under the "V" of the panels. S.Greenbaum asked if they had ever done projects over rain gardens before and Mr. Zimmer responded that they have not. Ms. Tohn noted they are aggressively pursuing as-built plans for the High School as requested. Mr. Bukowski noted that overall hydrology will not affect rain gardens and the company they are working with has done many such projects. B.Goldsmith noted that the Commission's concern in all seasons regards drainage. Mr. Bukowski noted this is not within buffer zone but is within aquifer; this is less than 500 square feet so they are exempt from stormwater regulation. B.Monahan noted that for the High School, the open file on drainage is an issue. Ms. Tohn asked about timing on that with regard to town meeting vote and whether it would be ready by March. B.Monahan noted they are working on it but currently there is no basis on which to close that file. R.Backman asked if they were going 10-12 feet deep with pylons which was confirmed. B.Monahan noted that the original decision was filed at the Registry of Deeds and the title is not clear until a Certificate of Compliance is issued. Mr. Bukowski asked if as-built plans were secured and a Certificate of Compliance were issued, what permit would be needed from Conservation. B.Monahan responded that if the alteration impacts the resource areas, then a permit would be needed after the fact. Groundwater and dewatering were discussed.

Town Building parking lot: Mr. Bukowski reported that a Notice of Intent is needed due to the 100-year floodplain, and B.Monahan added that it is likely riverfront as well. B.Monahan noted the need to look further concerning habitat on the site. Mr. Bukowski said it was not found on GIS. B.Monahan pointed out compensatory flood storage near the ball fields. Mr. Zimmer felt the cross hatching on the plan was tree shading; Mr. Bukowski noted it as habitat and said it goes around the parking lot. B.Monahan noted that Town Surveyor Alf Berry plotted a new plan and he can provide a copy. B.Monahan said that dewatering is a large issue and compensatory flood storage should be straightforward.

Tom Sciacca commented that early August may be good timing for the river and later mentioned later in August is perhaps even better. Mr. Sciacca noted a time urgency based on state incentives.

Kurt Tramposch, Weir Meadow Path, asked about what spread is needed for the concrete footing. Mr. Bukowski responded that it depends on the soil and that a geotechnical evaluation will be done. Review of DEP's handling of impervious surface for stormwater analysis was raised. Mr. Bukowski noted that only the part in contact with the ground is impervious and noted to B.Monahan that a copy of the plan from A.Berry will be appreciated.

Linda Segal inquired about the old landfill and whether the trees there are just scrub regrowth. Ms. Tohn said that the shading from the trees is what made the site not right for consideration.

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S.Greenbaum reported that B.Howell and B.Monahan joined her to work on C193 amendments resulting in one substantive and a few minor changes. B.Monahan noted that the big change was no longer treating the aquifer protection district differently than the rest of town; the proposal is to give one whole block category to create major and minor projects. The term IDDE was added in. S.Greenbaum said she didn't feel an additional meeting was necessary. R.Backman expressed he was not prepared to vote. The latest version will be sent tomorrow with comments to B.Monahan and a Tuesday morning meeting will be held @8:45 until 9:30.

Motion to support the article to acquire 246 Stonebridge Road co-sponsoring with CPC if desired; Seconded 5-0

11. Discussion – Possible Rules for Use of Lincoln Road Conservation Restriction

Issues for consideration included how one would limit the number of attendees for future events and discussion ensued regarding parking for events. B.Monahan said he will copy the plan to highlight and the management plan can be used as reference. B.Goldsmith handed out his notes for suggested changes and expressed concern that the current language "*in connection with*" charitable events created ambiguity, adding that sections 5, 6 and 7 should define limitations. S.Greenbaum noted that the proposed wording included clear language that all acts and uses not explicitly permitted for an event are prohibited. Discussion ensued.

12. Other

B.Goldsmith expressed interest in the Commission pursuing information on the Barlow property at 265 Concord Street.

Motion to pursue a CPC-funded appraisal of the property at 265 Concord Road; Seconded 5-0

13. Adjournment

Motion to adjourn at 10:00pm; Seconded 5-0

The next **Regular** Conservation Commission Meeting is scheduled for **Thursday, January 22, 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
December 19, 2014 to January 8, 2015**

December 19, 2014

Revised Wetlands Protection Act Regulations and forms from MassDEP
Response to letter re: 297 Boston Post Road from Winslow Property Management

December 22, 2014

322-820 Inspection Report on Pinebrook Road Water Main from Tata & Howard

December 23, 2014

D-843 Defendant's Answer re: Kenneth Todd Nelson v. Town of Wayland from M.Lanza

December 24, 2014

322-824 Inspection Report on 37 Rich Valley Road from The Jillson Company, Inc.
322-816 Inspection Report on River Trail Place from Sullivan, Connors
322-710 Inspection Report on Fieldstone Estates from H2O Engineering

December 26, 2014

D-848 Notice to Start Work at 234 Stonebridge Road from E.W. Wood, Inc.
ZBA Hearing Notice – 17 Fairfield Road
ZBA Decision – 63 Edgewood Road

December 29, 2014

NOI for septic project at 12 Crest Road from Sullivan, Connors

December 30, 2014

D-840 Inspection Report for 11 Three Ponds Road from Stamski & McNary

December 31, 2014

Confirmation of CR and thank you from M/M Beard

January 2, 2015

322-652 Updated O&M Manual for 35 Main Street from Drake Associates Inc.
322-812 Inspection Report on Happy Hollow Chemical Feed/Water Main from Tata & Howard

January 5, 2015

ZBA Amended Decision – 63 Edgewood Road

January 6, 2015

Notice of Herbicide Application from Comm of MA and NSTAR

January 7, 2015

322-710 Inspection Report on Fieldstone Estates from H2O Engineering

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

January 8, 2015

D-840 Inspection Report on 11 Three Ponds Road from Stamski & McNary
322-816 Inspection Reports on River Trail Place from Sullivan, Connors
322-822 Inspection Report on 18/20 Covered Bridge Lane from Samiotes
322-770 Inspection Report on 10 Covered Bridge Lane from Samiotes
Notice of annual conference from MACC

LIST OF EXPENDITURES December 19, 2014 to January 8, 2015

<i>1/7/15</i>	<i>Gatehouse Media (legal notice posting)</i>	<i>\$11.28</i>
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