

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, May 7, 2015 7:20 – 9:20PM

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

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

Minutes: Andrea Upham

S.Greenbaum opened the meeting at 7:20PM noting that a quorum was present.

1. **7:20 p.m. – Citizens Time: This is a time for input to the Commission regarding items that are not on the agenda.**

Gretchen Schuler, Community Preservation Committee, reported on the MPPF application for funding being sought for Stone's Bridge for \$100K. Ms. Schuler noted that a letter from the Conservation Commission supporting the preservation of the bridge would be appreciated. The application is due May 15, 2015. She will coordinate with B.Monahan.

John Hines asked whether there is a policy on conservation lands regarding metal detecting as he had seen an individual recently in the Greenways area with a metal detector and a shovel. B.Howell noted there should be signs posted at Training Field and Cow Common; it was noted the police cannot do anything without signs posted, and the policy should be noted on the website rules and regulations and signs erected. J.Hines also noted seeing a deer stand at Rowan Hill Conservation area.

B.Howell noted the passing of MassDEP employee Nancy White who worked so well with members of the Commission in recent years and will be sorely missed.

2. **Land Management Item: Conservation Clusters and evaluating them**

B.Monahan noted that at the last Town Meeting people questioned the conservation cluster at Sage Hill. B.Monahan commented that the Commission has acquired some meaningful pieces of land through the conservation cluster process and thought should be given to how the Commission can help with the process. B.Monahan suggested perhaps creating a ranking system to determine those parcels of high value, noting that it can be a good zoning tool when used well. B.Monahan explained that the ranking system could be based on things such as those areas containing wetlands, areas that create continuity, etc., with an eye toward weighing input with more detail to the Planning Board. B.Monahan gave examples of recently acquired areas that are particularly meaningful as Michael Road and Hidden Springs. B.Salzberg suggested the Commission author an article about conservation clusters for the Wayland Town Crier. B.Monahan will send information along for all to evaluate.

Molly Upton, former Board of Assessors member, commented that the ranking is a good idea but she suggests taking the matter much further to create a joint subcommittee comprised of Assessors, Planning, Conservation and Zoning to discuss zoning matters, what size conservation clusters should be, whether land should be conservation cluster land or conservation restriction parcel, etc. Ms. Upton also mentioned assigning value to properties abutting conservation restrictions or conservation clusters. B.Monahan noted that on a Conservation Restriction, 50% or less has public access and noted the lot size issue in valuation. Ms. Upton questioned if enough land is being kept open.

3. **7:42 PM – Public Meeting, The Field at Mainstone Condominium Trust, Applicant, 514 Hayfield Lane, File D-858:** Chapter 194 Permit filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by The Field at Mainstone Condominium Trust, c/o Dannin Management, to remove two dead trees in the buffer zone at 514 Hayfield Lane, Wayland, MA shown on Assessor's Map 40, Parcel 23C.

Nobody was present to represent the discussion; tabled until later in the meeting.

4. **7:45 PM – Public Meeting, Douglas Crowe and Amanda Ciaccio, Applicants, 221 Boston Post Road, File D-845:** Request for Determination of Applicability filed pursuant to the Wetlands Protection Act and a Chapter 194 Permit amendment filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Douglas Crowe and Amanda Ciaccio, 221 Boston Post Road, Wayland to remove 6" of loam, 8" of subgrade and install a 8' x 25' pervious parking space within the outer riverfront area on property shown on Assessor's Map 23, Parcel 113.

Kathy Schreiber of Schreiber Associates and Amanda Ciaccio, Applicant, were present for the discussion. Ms. Schreiber reviewed the plan for a parking space with 4x4x8" cobblestone to be added on the property which is currently comprised of soil. The plan was reviewed. B.Howell noted that no further encroachment of the riverfront should be a condition noted in the Amendment. B.Monahan noted that maintenance requirements of the new area will also be noted.

Motion to issue a Negative Determination w/conditions under the Wetlands Protection Act; Seconded 7-0

Motion to issue a First Amendment to the Chapter 194 Permit w/conditions under the Chapter 194 Bylaw; Seconded 7-0

5. **7:50 PM – Public Hearing, Shane and Sarah Capron, Applicant, 133 Plain Road, DEP File No. 322-842:** 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, Chapter 194, filed by Shane & Sarah Capron, 133 Plain Road, Wayland, MA for the installation of a septic tank, pump chamber, and leach field – replacing the existing failed septic system at 133 Plain Road, Wayland, MA shown on Assessor's Map 25, Parcel 94.

Mark Farrell of Green Hill Engineering was present for the discussion. Mr. Farrell summarized: The existing single-family home is being sold and a septic upgrade is needed. They are proposing an updated 1500-gallon tank system in the same area, with a slightly raised leach field in front and three trees to be removed over 50 feet from wetlands. A mud tracking and erosion control areas were shown on the plan. The Board of Health public hearing on the project will take place in two weeks.

B.Howell noted that the wetland mark in the rear of the property seems way off and asked if any thought had been given to the use of an alternative system due to the proximity to the wetland. B.Monahan noted the required distance as 50 feet for Title V or whatever is noted as the local health regulation. B.Monahan reported that skunk cabbage exceeds the 6 and 7 flagging and said it is a challenging lot to determine wetlands. B.Goldsmith suggested consideration of a system

such as the Norweco Singulair system or asked that consideration be given to what improvements could be made with a passive system to get more nutrient reduction for the wetlands. Mr. Farrell noted he hadn't looked at others and noted that all nutrient removals are active systems. B.Monahan added that the notion of an improved passive system is wise and commented that they could get more aggressive on a vegetated buffer. Mr. Farrell outlined the constraints of the wet areas on the lot and that the proposed location is truly the best it can be on this very tight lot. B.Monahan commented that perhaps the permeable barrier should be carried all around. B.Monahan noted special handling requirements when pumping out the leach field. B.Goldsmith asked about Seasonal High Groundwater Level, which Mr. Farrell noted as 56" with a perc of probably 10-15 minutes per inch and 4 feet above seasonal high groundwater. B.Monahan said the Commission will send comments to the Board of Health. Much of the property is fill and will require a planting plan. B.Monahan suggested Mr. Farrell have a discussion and come back with a proposal for a new no-disturb line. B.Monahan noted that Flag 7 may be twenty feet off based on vegetation.

**Motion to continue the hearing to May 21, 2015 at 8:15pm under the Wetlands Protection Act;
Seconded 7-0**

**Motion to continue the hearing to May 21, 2015 at 8:15pm under the Chapter 194 Bylaw;
Seconded 7-0**

6. **Continued Public Hearing, Kenneth Todd Nelson, Applicant, 8 Hill Street, DEP File No. 322-838:** 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 Kenneth Todd Nelson, consisting of a single-family home, driveway, garage, septic system, utility connections, retaining wall, grading, and associated site work. Portions of the work are located within the buffer zone at 8 Hill Street, Wayland, MA shown on Assessor's Map 51B, Parcel 029.

It was noted that the Applicant requested a hearing continuance to review materials recently shared by the Commission.

**Motion to continue the hearing to May 21, 2015 at 8:30pm under the Wetlands Protection Act;
Seconded 7-0**

**Motion to continue the hearing to May 21, 2015 at 8:30pm under the Chapter 194 Bylaw;
Seconded 7-0**

7. **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 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.

It was noted that the Applicant requested a hearing continuance.

**Motion to continue the hearing to May 21, 2015 at 8:00pm under the Wetlands Protection Act;
Seconded 7-0**

**Motion to continue the hearing to May 21, 2015 at 8:00pm under the Chapter 194 Bylaw;
Seconded 7-0**

8. **Continued Public Hearing – Town of Wayland/Planning Department, Applicant, 484-490 Boston Post Road, DEP File No. 322-832:** Public Hearing to consider an Abbreviated Notice of Resource Area Delineation 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 Town of Wayland – Planning Department – Sarkis Sarkisian. The applicant is seeking to obtain resource area delineation of a project site located at 484-490 Boston Post Road, Wayland, shown on Assessor's Map 22, Parcels 3, 6, and 7.

It was noted that the Applicant requested a hearing continuance.

**Motion to continue the hearing to May 21, 2015 at 7:45 pm under the Wetlands Protection Act;
Seconded 7-0**

**Motion to continue the hearing to May 21, 2015 at 7:45 pm under the Chapter 194 Bylaw;
Seconded 7-0**

9. **8:25 pm – Discussion of revised grading – 9 Reservoir Road: DEP No. 322-804**
Mr. and Mrs. Hicklin were present for the discussion. Mr. Hicklin passed out a plan drawing and explained that as previously drawn their back door opens to a steep grade, which needs to be changed. The handout was reviewed with changes highlighted. B.Monahan noted that a proper landing at the doorway will be needed as well. Mr. Hicklin noted the need to move the construction fence and pointed out that a large shrub and scrub pine will be forfeited and an additional fill of approximately sixty yards will be added to the slope. B.Monahan asked for the total square footage of the landing and Mr. Hicklin noted that they are taking stone from the front walkway and moving it to the back so there is no impervious increase. Mr. Hicklin indicated grading would stop before the two large trees. Mr. Hicklin noted he will provide exact square footage of new impervious area as well as how much fill they will be dropping. B.Monahan noted filing for an Amendment and said to aim for the June 4 meeting. It was discussed that in the areas where work is done, the orange fence can be removed.
10. **8:42 PM – Public Meeting, The Field at Mainstone Condominium Trust, Applicant, 514 Hayfield Lane, File D-858:** Chapter 194 Permit filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by The Field at Mainstone Condominium Trust, c/o Danni Management, to remove two dead trees in the buffer zone at 514 Hayfield Lane, Wayland, MA shown on Assessor's Map 40, Parcel 23C.

B.Monahan briefly reviewed the request to remove two dead trees and made a recommendation to approve the tree removal with the required replanting.

Motion to issue a Permit w/conditions under the Chapter 194 Bylaw; Seconded 7-0
Motion to require a \$750 Performance Guarantee; Seconded 7-0

11. **Other**

- a. Minutes – April 16, 2015

Motion to approve the April 16, 2015 Minutes as edited; Seconded 7-0

- b. 50 Rich Valley Road – B.Monahan noted he needs to address the compliance matter.

- c. Request for Return of Performance Guarantee – 55 Knollwood Lane File D-818

B.Monahan noted that the Certificate of Compliance for the project was issued noting the matter of non-compliance concerning the application of preservatives to the dock surface. The Commission discussed returning the original guarantee less the standard \$300 violation penalty.

Motion to return \$450 of the Performance Guarantee; Seconded 7-0

d. Rail Trail Summary

B.Monahan noted adding the word “define” to the second to last paragraph and noted that the process is more efficient to break east of 126 and west of route 20 sides of Town Center apart. John Hines asked if the US Fish & Wildlife are notified as a direct abutter; B.Monahan will email Libby. S.Greenbaum will send letter along with changes.

e. B.Monahan reported that the Town wants to do something in a sensitive area. Discussion ensued on collapsed road shoulders on Pelham Island Road.

f. Meeting Dates and Possible Meetings – B.Monahan noted that the proposed August 27 meeting will be changed to August 26 and August 5 was discussed in place of August 6.

g. Other

B.Goldsmith commented on the Barlow property two appraisals and the need for a meeting for negotiating strategy.

Also noted was the town center basins; B.Monahan will suggest filing an Amendment based on the recent B.Griffin letter. B.Monahan will follow up with email including notifying Mike Abel.

12. Land Management

a. Part-time Land Management Position Update

John Senchyshyn will be creating an advertisement and decision is needed as to where to post/send the ad. S.Greenbaum reported having met the Town of Lincoln Land Manager on a recent MAPC walk and his position is full time.

13. Adjournment

Motion to adjourn at 9:20pm; Seconded 7-0

The next Regular Conservation Commission Meeting is scheduled for Thursday, May 21, 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

April 17, 2015 to May 7, 2015

April 17, 2015

322-834 Transmittal: Letters, NOI and Plans for 24 & 26 Covered Bridge Lane from Samiotes Consultants

April 21, 2015

ZBA Decision re: 26 Parkland Drive

D-845 Amendment filed to construct a parking spot at 221 Boston Post Road from Schreiber Assoc.

Notice of Intent for septic project at 133 Plain Road from Green Hill Engineering

322-822 Inspection Report for 18-20 Covered Bridge Lane from Samiotes Consultants

322-825 Inspection Report for 29 Jeffrey Road from Design Engineering Innovation

Letter re: deck addition outside buffer zone at 163 Glezen Lane from J.Carmody

D-843 Plaintiff's Motion for Judgment on the Pleadings for 8 Hill Street from M.Lanza

April 23, 2015

322-701 Inspection Report and plan detail for Town Center Building 2B from Griffin Engineering

Abutter notification documentation for 133 Plain Road NOI from Green Hill Engineering

ZBA hearing notices – 5 Stanton, 32 Aqueduct, 19 Amey

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

322-816 Arborist report on River Trail Place from K.Small

April 24, 2015

Revised list of mosquito spraying opt-out residents from Town Clerk

April 27, 2015

322-804/827 Inspection Reports for 9 Reservoir Road from Schofield Brothers

D-847 Photo of proposed gravel addition at 2 Cameron Road from P.Greiff

322-678 OOC extension confirmation request for Heard Pond from Aquatic Control Technologies

Letter from anonymous resident re: possible tree cutting and dumping of debris on Stonebridge Road

322-838 Letter re: stormwater questions/concerns for review engineer of 8 Hill Street from C.Samiotes

April 28, 2015

322-574/651 Request to reissue CoC for 115 Lincoln Road from Hornung and Simone P.C.

April 29, 2015

322-812 Inspection Report on Happy Hollow Chemical Feed Facility/Water Main from Tata & Howard

322-710 Inspection Report on Fieldstone Estates from H2O Engineering

322-834 OOC responses/updates for 24/26 Covered Bridge Lane from Trask, Inc.

322-822 Landscaping plans for 18/20 Covered Bridge Lane from Trask, Inc.

May 1, 2015

322-838 8 Hill Street response to questions and precipitation data from EcoTec, Inc.

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

ZBA Decision – Wayland Swimming & Tennis Club

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

May 4, 2015

RDA for deck project at 22 Pequot Road from D.Viazanko

Tree pruning project information for 12 Plain Road from S.Linden

May 6, 2015

322-838 Stormwater Review report for 8 Hill Street from Eggleston Environmental

May 7, 2015

322-606 Request for CoC for 52 Moore Road from Schofield Engineering

322-838 Request for Continuance for 8 Hill Street from K.T. Nelson

LIST OF EXPENDITURES April 17, 2015 to May 7, 2015

No items to report