

# WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, February 25, 2016 7:15 – 9:50PM

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

**Present:** Commissioners: Roger Backman, Joanne Barnett, Barbara Howell, Betty Salzberg (7:20pm), John Sullivan (7:30pm), Chairperson: Sherre Greenbaum, Conservation Administrator: Brian Monahan

**Not present:** Sean Fair

**Minutes:** Andrea Upham

S.Greenbaum opened the meeting at 7:15pm 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.**

Mike Patterson, 12 Claypit Hill Road, asked about possible removal of the red flags at the edge of his property for work in the area, which B.Monahan noted are necessary until such time as he confirms they can be removed.

2. **Land Management Item: Cow Common, Community Garden, Bees, and P. Fletcher Soil Report**  
Kaat Vander Straeten was present to discuss a proposal for beekeeping at the Community Gardens. Ms. Vander Straeten has been a beekeeper since 2010 with two to three hives per year among a group of beekeepers. She is searching for a more favorable environment for the bees with a reported a loss of 50% every year and 100% loss the last two years. A bee yard consisting of ten or so hives is proposed in the Community Garden area to provide a better foodshed for the bees as small yards do not have enough variety. This proposal would add to breeding and provide more opportunities to learn and provide outreach to the public along with pollination to the Community Gardens. Ms. Vander Straeten noted she is not proposing honey producing as the idea at the present time and added that she and the other beekeepers will supply all materials at no cost to others. B.Monahan noted there have been hives in the past and suggested they look at the small field south of the gardens or another favorable spot could be the back corner of the handicap-accessible raised beds. S.Greenbaum asked how much space is needed and Ms. Vander Straeten noted that the space of one plot should be more than sufficient. R.Backman felt the second area proposed would be better than the north field. Ms. Vander Straeten noted the range of the bees can be up to two miles but the closer the foodshed the better; beekeeping packages would be picked up on or about April 11 this year. The Commission gave a favorable response to the proposal, noting that the first year would be experimental and should not involve any education or outreach and in the future only after cleared with the Commission. B.Monahan proposed a site visit be scheduled with the Commission to walk the gardens and confirm which area is most favorable.
3. **7:32 PM – Public Hearing, Giulio and Laurin Panzano, Applicants, 24 Claypit Hill Road, DEP File No. 322-857:** 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 Giulio & Laurin Panzano for a material storage and staging area inside the 200' riparian zone during construction at 24 Claypit Hill Road. The property is shown on Wayland's Assessor's Map 19, Parcel 39.

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**Ken Chase, New Meadow Development, and Mark Arnold, Goddard Consulting, were present for the discussion.** Mr. Arnold reviewed the existing conditions and called out resource areas on the plan, including Mill Brook and the 100/200' riparian zone. Existing structures were shown along with a large 34" white pine noted to be dead and a 36" black oak alive but having issues proposed for removal. The Commission noted the tree replacement policy and provided the tree replacement schedule handout. The proposed project is to allow for equipment inside the riparian zone with a roof extension area shown on the plan as a 34 square-foot increase and 13 square feet of steps with a total increase of 58 square feet from the roof and small stoop. Revised plans will be submitted noting trees and all expansion discussed. Mr. Chase showed the bay window area on the plan as part of the square footage underneath the kitchen roof. B.Howell noted that when revised plans are done the datum is required on the plan. B.Howell asked that storage and staging area be clearly marked. B.Monahan noted they might need a detail sheet in the new plan.

S.Greenbaum reviewed waivers noting no waiver on #2/NGVD with a partial waiver on #6: waiving utilities and confirmed they are just showing the trees to be removed. B.Monahan requested one color plan along with the other plan copies in advance of the next meeting. S.Greenbaum confirmed the Commission is waiving #5, parts of 6 (no trees/utilities) #9-12 and #15. Mr. Arnold noted he will include one color plan with other copies and a summary table of impervious surface and mitigation plan for replanting if they are not leaving trees as snags.

**Motion to confirm waivers as discussed; Seconded 6-0**

**Motion to continue the hearing to March 10, 2016 at 7:30 pm under the Wetlands Protection Act;  
Seconded 6-0**

**Motion to continue the hearing to March 10, 2016 at 7:30pm under the Chapter 194 Bylaw;  
Seconded 6-0**

4. **7:52 PM – Public Hearing, Kris Copeland and Zdravka Nikolovska-Copeland, Applicants, 3 York Road, DEP File No. 322-858:** 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 Kris Copeland and Zdravka Nikolovska-Copeland to repair a septic system at 3 York Road. Portions of the work are within resource areas regulated by the Conservation Commission. The property is shown on Wayland's Assessor's Map 4, Parcel 68.

**Mark Farrell, Green Hill Engineering, was present for the discussion.** Mr. Farrell summarized: The plan was reviewed with property at the corner of York and Campbell and an existing four-bedroom house. There is a need to upgrade the septic which didn't pass Title V. The current septic tank is under the deck extending to the existing leach field. They propose to abandon the leach field in place and move up the hill a little bit as shown on the plan. Elevations are NAVD 88 and there will be no tree cutting. Erosion control was shown prior to the top of the slope to the wetland. B.Howell noted that when using straw wattles there is a need for filter fence as well, and called out that the Plan refers to both NAVD88 and "assumed datum" which Mr. Farrell noted. B.Monahan conducted a recent site visit and noted seeing a new shed on the edge of what looked to be a stream which didn't seem to have been done through an application to Conservation though the Building Department had issued a permit. Mr. Farrell said he did note a channel out there. B.Monahan questioned whether it is Zone 2 and B.Howell said it is within the capture zone of the Campbell wells. Mr. Farrell said he did note it is a nitrogen sensitive area. B.Howell commented that a Presby system is planned. B.Monahan noted that in past applications

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there has been a requirement for hook-up for a generator to provide a back-up for any power failure. Professional Engineer Vito Colonna in the audience noted the added feature is referred to as a transfer switch. B.Monahan said it will be included in the Commission's decision and can be imposed beyond the Board of Health due to setbacks. Mr. Farrell noted that the Board of Health had approved the variances but the whole system is still being reviewed. B.Monahan requested more information for the Commission on the driveway, shed and stream. Mr. Farrell said he can see if the applicants wish to roll the shed into the project and have one complete package; he can send an amended plan showing the shed.

**Motion to continue the hearing to March 10, 2016 at 8:00 pm under the Wetlands Protection Act;**

**Seconded 6-0**

**Motion to continue the hearing to March 10, 2016 at 8:00 pm under the Chapter 194 Bylaw;**

**Seconded 6-0**

5. **8:15 PM – Public Hearing, Brendon Homes, Applicant, River Trail Place – Building 7; DEP File No. 322-816:** Request to amend an Order of Conditions issued pursuant to the Wetlands Protection Act and a Chapter 194 Permit issued pursuant to Wayland's Wetlands and Water Resources Protection Bylaw filed by Brendon Homes, Inc. The amendment proposes the addition of a patio to the rear of Building 7 at River Trail Place, 400 Boston Post Road. Portions of the work are within resource areas regulated by the Conservation Commission. The property is shown on Wayland's Assessor's Map 23, Parcel 52.

**Vito Colonna, P.E., Sullivan, Connors and Associates, and Brian Card of Brendon Homes, Inc. were present for the discussion.** Mr. Colonna reviewed the building plan highlighting Building 7 noting the installed 15'x15' patio and supplemental landscaping with the patio outside the 30-foot no-disturb zone. B.Monahan pointed out that the fee for after-the-fact filings is double the normal fee so additional payment will be required. B.Monahan suggested that perhaps the applicant wishes to consider adding the other nine or so trees that were taken down and roll all the updates into one amendment to tie up any loose ends now that the project end is near. B.Monahan further suggested it would serve everyone well to install two bounds for the easement boundaries which Mr. Card agreed to do. B.Monahan noted that the continued hearing discussion should be brief.

**Motion to continue the hearing to March 10, 2016 at 7:40 pm under the Wetlands Protection Act;**

**Seconded 6-0**

**Motion to continue the hearing to March 10, 2016 at 7:40 pm under the Chapter 194 Bylaw;**

**Seconded 6-0**

6. **Request for Certificate of Compliance 310 CRM 10.05 (9)  
67 Edgewood Road; DEP File No. 322-695**

**Ted Doucette, P.E., and Jack Carr, Applicant and property owner, were present for the discussion.** Mr. Doucette summarized that he was the engineer of record from 2007. A Notice of Intent was filed by the previous owners, the Watkins, in November 2007 and the property has since been sold to Mr. Carr. The existing OOC expired 1/24/15 and they wish to close out the file. Mr. Carr reported they have owned the property for five years and when his wife became ill the work was sidetracked and delayed. The plans are outside resource areas and they are just closing out previous plans. B.Monahan noted that there will still be a need for mitigation for stormwater. Mr. Doucette confirmed that the old house was demolished along with cesspools, and the new

house wasn't built. Mr. Doucette reported to the Commission that he was not contacted during previous activity at the property so all that exists in the way of records review is from various departments. R.Backman commented that the garage is still there. B.Monahan noted there are no site inspections in the file among other items which will be noted.

**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**

**7. Land Management Item: Cow Common, Community Garden, Bees, and P. Fletcher Soil Report**

B.Monahan noted that P.Fletcher submitted his soils report from the Cow Common area and recommended speaking with Maggie Payne, Soil Scientist at Natural Resources Conservation Service for free technical service regarding soils improvement. The Commission needs the vernal pool to be certified.

S.Greenbaum proposed the use of a community garden field for a crop of pumpkins or sunflowers in the coming season.

**8. Minutes – February 10, 2016**

**Motion to approve the Minutes of February 10, 2016 as edited; Seconded 6-0**

**9. Stormwater and Land Disturbance Permits – Chapter 193**  
**15 Doran Road- SMLD Permit 1**

B.Monahan reported he has yet to address the application and permit.

**10. Land Management**

- a. Land Manager's January Summary – The recent report was sent to Commissioners.
- b. Open Space and Recreation Plan Update status – B.Monahan reported that the town received a proposal which S.Greenbaum and B.Monahan reviewed. Weston & Sampson, a pre-screened consultant, will be doing the Open Space and Recreation Plan Update at a cost of \$32,000 to be completed in approximately 180 days. S.Greenbaum commented that date should be changed and noted the need to confirm and clarify the points of the contract.

**Motion to accept Weston & Sampson Open Space and Recreation Plan Update proposal and meet to finalize terms; Seconded 6-0**

- c. Rules for use of Conservation Lands – B.Monahan said he needs to research whether the 2012 rules were formally voted. Item can be discussed at the end of March and new signage can be decided on; activities requiring the special permission of the Commission will be noted and special notes concerning no activities during breeding season will be included as appropriate.
- d. Heard Road Drainage – B.Monahan recommended contacting Lisa Eggleston regarding the concept and then paying to design it.

**11. Executive Session pursuant to M.G.L. Chapter 30A, Section 21(a)(3) to Discuss Mainstone Conservation Restriction**

Motion by the Chair, S.Greenbaum, to enter into 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 the Mainstone Farm Conservation Restriction

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, B.Salzberg, J.Sullivan and S.Greenbaum; 6-0 in favor.

CHAIR: The Chair declares that a public discussion with respect to the Mainstone Farm Conservation Restriction will have a detrimental effect on the on the negotiation of the Conservation Restriction.

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, B.Salzberg, J.Sullivan and S.Greenbaum; 6-0 in favor.

S.Greenbaum announced that the Commission is now going into Executive Session at 9:20PM for the sole purpose of this discussion as noted and will reconvene in open session in approximately fifteen minutes for the sole purpose of adjourning.

The Commission returned to open session at 9:50pm.

**12. Adjournment**

**Motion to adjourn at 9:50pm; Seconded 6-0**

The next Regular Conservation Commission Meeting is scheduled for **Thursday, March 10, 2016** in the Wayland Town Building.



**TOWN OF WAYLAND  
MASSACHUSETTS  
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION  
February 11, 2016 to February 25, 2016**

**February 11, 2016**

Stormwater package for 15 Doran Road from Sullivan, Connors  
322-856 Confirmation of receipt of carport solar array project from NHESP

**February 12, 2016**

322-199 Determination of Lot 6, 2 Kelley Lane, re: Superseding OOC from MassDEP  
322-833 Recording of CoC for 344 Commonwealth Road sent in error to Upton Conservation Dept.

**February 16, 2016**

State assistance project request letters to State House from N.Balmer  
Memo with inquiry of four parcels for proposed capital projects from WRAP Committee  
Chapter 193 Application form for 15 Doran Road from Sullivan, Connors

**February 17, 2016**

ZBA continued hearing notice 2/23/16 – 10 Chestnut Road and 14 Hawthorne Road

**February 18, 2016**

322-858 Notification of DEP file number for 3 York Road from MassDEP  
CoA/CC narrative/plan submission from Tighe & Bond

**February 19, 2016**

CoA/CC narrative/plan revised submission from Tighe & Bond

**February 22, 2016**

NOI for Dudley Pond Aquatic Management Program from Wayland Surface Water Quality Committee  
322-699 Inspection Report for 373 Commonwealth Road from Schofield Brothers  
322-816 Inspection Reports for River Trail Place from Sullivan, Connors  
322-710 Inspection Report for Fieldstone Estates from H<sub>2</sub>O Engineering  
Environmental Sampling Notification for 19 Main Street from Corporate Environmental Advisors, Inc.

**February 24, 2016**

322-823 Request for CoC for 68 Lakeshore Drive from The Jillson Company, Inc.

**LIST OF EXPENDITURES    February 11, 2016 to February 25, 2016**

|         |  |          |
|---------|--|----------|
| 2/16/16 | <i>Gatehouse Media (Legal notice)</i>                              | \$ 12.69 |
|         | <i>Richey &amp; Clapper (Chain loop, etc.)</i>                     | 34.48    |
| 2/23/16 | <i>Beaver Solutions (Flow Device Maintenance renewal/Lee Road)</i> | 275.00   |