

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, January 7, 2016 7:20 – 9:45PM

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

Present: Commissioners: Roger Backman, Sean Fair, Barbara Howell, Betty Salzberg (7:27pm), John Sullivan (7:36—9:42pm), Chairperson: Sherre Greenbaum, Conservation Administrator: Brian Monahan

Not present: Joanne Barnett

Minutes: Andrea Upham

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

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

Tom Sciacca requested that the Commission take up the issue of the lack of compliance on the turf field at the High School, noting that the field has not been maintained per the Order of Conditions issued by the Commission. Mr. Sciacca commented that in addition to the environmental issues, there are also player safety issues as recent reports indicate that concussions are exacerbated by contact with turf fields that are not properly maintained. Mr. Sciacca asked that this item be on an upcoming Conservation Commission agenda.

2. **Land Management Item: Conservation Cluster Discussion w/S. Sarkisian, Town Planner, including Conservation points, proposed amendments and other items.**

B.Monahan informed the Commission that S.Sarkisian was unable to attend this evening's meeting. S.Greenbaum noted that she had worked on the Zoning Bylaw Amendment/Conservation Cluster Developments, made some initial changes and now has additional suggestions. She was told by S.Sarkisian that the Planning Board had incorporated 90% of the changes and he will update the Bylaw and get it posted online. It was noted that the date for final input will be 1/15/16 when the ATM warrant closes. S.Greenbaum briefly reviewed her proposed changes with the Commission. Concerning notification, she suggested that the Historical Commission be included and given the opportunity to make comments on a project. Discussion ensued on contiguous open space vs. separate pieces. S.Greenbaum noted that the Special Permit should be more comprehensive to describe open space so the various departments and committees have more information. Wording should include that monuments shall be installed at the applicant's expense and included on the as-built. Conveyance must occur before any Town permits are issued.

Discussion ensued on the type of land which normally comes to the Commission through clusters as being undesirable to builders. B.Howell read an excerpt from previous language suggesting that developers "cut out the conservation area first and fit houses around it." B.Monahan noted that you don't want to run the risk of conservation clusters no longer being used. R.Backman inquired about the process for developers and S.Greenbaum noted they apply for conservation clusters through the Planning Board and the Commission can only make recommendations.

B.Monahan noted the best way for the Commission to protect the land is to own it. Discussion ensued on the portion of land usually given to Conservation which is wet. Molly Upton suggested that if a parcel is in the open space plan, then "X%" could be wet.

B.Monahan noted a significant change with the wording “exclusive of land situated within the floodplain or designated as wetlands by the Conservation Commission....” in designated Open Land in 1803.17 and that it would potentially impact protection of the wetlands. The Commission discussed the concept and ways to address this possibility and commented that in order to be useful, a parcel should be at least 50 feet beyond the wetlands and parcels given should include easements. B.Monahan will speak to S.Sarkisian tomorrow. Wording discussed – “no more than 50% of the designated open land shall include” ... any land identified as a protected resource area...

J.Sullivan commented that the 30 feet could be replaced with 100 feet. Molly Upton asked about minimum acreage for a conservation cluster and S.Greenbaum noted it was changed from ten acres in 2005 to five now and perhaps the number should be revised upward. The Commission discussed the lower value to the Commission of recent small conservation clusters (Sage Hill, 104 Plain Rd) versus past larger ones (Hidden Springs, Michael Road). B.Monahan reported that he will speak to Brendan Decker, GIS Coordinator, and request a map noting vacant lots of 5, 7 and 10 acres. B.Monahan will update the Commission at the next meeting.

- 3. **8:10 PM – Public Hearing, Ben Stevens, Trask Development, Applicant, 32 and 34 Covered Bridge Lane, DEP File No. 322-843:** 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 Ben Stevens, Trask Development. The applicant requests an amendment for a minor increase in building footprint for the houses to be constructed at 32 and 34 Covered Bridge Lane, Wayland, MA. The property is shown on Assessor’s Map 35, Parcel 030P.

Alicja Zukowski of Samiotes Consultants was present for the discussion. Ms. Zukowski reviewed the revised plan depicting slight additions to the footprint totaling 490 square feet for both houses and noted a proposed mini drywell for mitigation along with increasing the size of the other drywell by another foot of stone. Resource areas were shown on the plan. B.Monahan noted that both homes are within jurisdiction. S. Greenbaum noted that Commissioners recently visited the site and both foundations were poured. R.Backman asked about the mini drywell. Ms. Zukowski noted they are three feet in diameter. R.Backman asked if it is adequate and Ms. Zukowski explained it provides the additional mitigation needed based on their standard calculations. B.Monahan noted a drywell detail highlighted by an engineer at a recent hearing which involved a clean-out before the drywell. Ms. Zukowski noted that this site has catch basins and sumps. B.Howell asked about a point on the plan at the end of the detention within the 30’ buffer and Ms. Zukowski reminded the Commission that was because the wetland changed slightly later on and the basin was constructed previously. Ms. Zukowski provided an updated chart of the total impervious area for the development, which is still below that originally approved. B.Monahan suggested the Commission consider a condition that engineers be present when porous pavers are being installed because proper installation is critical for proper performance. B.Monahan suggested an additional performance guarantee be considered for the amendment portion of the project and suggested \$2,000.

Motion to close the hearing under the Wetlands Protection Act; Seconded 6-0
Motion to close the hearing under the Chapter 194 Bylaw; Seconded 6-0

Motion to require an additional \$2,000 performance guarantee; Seconded 5-1 (opposed)

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

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

4. Minutes – December 17, 2015

Motion to approve the December 17, 2015 Minutes as edited; Seconded 5-0-1 (abstain)

- 5. 8:35 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**

S.Greenbaum discussed mitigating the riverfront with plantings and provided some suggestions with a concentration on shrubs and trees for now with perennials to be reviewed later. Plant species were discussed and a total number of 10 trees and 15 shrubs were discussed with all commissioners present in favor.

Motion to close the hearing under the Wetlands Protection Act; Seconded 6-0

Motion to close the hearing under the Chapter 194 Bylaw; Seconded 6-0

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 5% hold aside; Seconded 6-0

6. Donation of Land on Pelham Island Road by Ted Newbury

S.Greenbaum reported she is speaking with N.Balmer as to how to get this item in the Warrant.

7. Chapter 193 Stormwater and Land Disturbance Bylaw Update:

- a. Discussion of Proposed Stormwater Permit, narrative, and hearing date

B.Monahan noted that he has handed out a lot of material and the Commission should be prepared for a hearing at the January 28 meeting at 7:30pm.

- b. 41 Shaw Drive – Stormwater and Land Disturbance Bylaw Update – No update to report.

8. Other

- a. Discussion and vote on any warrant articles for the April, 2016 Annual Town Meeting

Gretchen Schuler, Community Preservation Committee Chair, was present for the discussion. Ms. Schuler summarized: There are two ways to request funding for the CR at Mainstone – one using all CPA funds and borrowing and one using CPA funds, partially borrowing from CPA and partially borrowing from general funds; one requires a change in surcharge from 1.5% to 2%. The CPC wants three articles – one change in surcharge increase from 1.5 to 2%, one for funding the CR with all CPA existing money and borrowing, and one to use existing and partially borrowing CPA and general funds. Town Counsel said that all funding should be in one article with different parts. The surcharge vote will first be a ballot vote with a petition

Approved: January 28, 2016

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requiring 500 signatures. If the vote is positive it would also be voted at town meeting. The next FinCom meeting will be Monday night. Ms. Schuler asked the Commission to consider joining the CPC and co-sponsoring the article

S.Greenbaum asked about the SVT figures which had changed. Ms. Schuler noted that they had been doing modeling as to how to pay/borrow. J.Sullivan noted concern about having no remaining funds for future acquisitions but acknowledged that the primary reason CPA was instituted was for Mainstone, so if it should fail, that would be sad. Ms. Schuler noted that the taxpayer impact of a surcharge vs. borrowing would be about the same and said they would have enough to cover debt and have \$19K remaining. Discussion ensued on the different approaches and the surcharge rate. S.Fair noted supporting a 3% surcharge.

Motion to co-sponsor the article for Annual Town Meeting to appropriate funds to purchase a Conservation Restriction on Mainstone Farm; Seconded 6-0

- b. Library Drainage – B.Monahan noted to keep on radar
- c. Status of Mitigation Work at Transfer Station Access Road – B.Monahan noted to keep on radar
- d. Other – B.Monahan noted that Dudley Brook near Mitchell needs signage and bike racks are planned for Rocky Point and Heard Farm.

9. Land Management

- a. Land Manager's December Summary – B.Monahan will send out B.Harris' report.
- b. Status of open space related to Conservation Clusters including 104 Plain Road and Covered Bridge – The Commission conducted a site visit to 104 Plain Road; the developer was not in attendance.
- c. Open Space and Recreation Plan Update – S.Greenbaum noted some progress, reporting that Beth Doucette will be emailing pre-selected engineering firms inviting them to send examples of Open Space plans.
- d. Sign Update – Rocky Point sign was installed and photo sent to the Commission.
- e. Other – B.Monahan noted a discussion with Nicky Patterson concerning his volunteer hours at Heard Farm which the Commission should be trying to quantify with respect to land management budgeting in the future. B.Monahan noted that Mr. Patterson spent 168 hours of his time mowing Heard Farm in 2014.

10. Adjournment

Motion to adjourn at 9:45pm: Seconded 5-0

The next Regular Conservation Commission Meeting is scheduled for **Thursday, January 28, 2016** 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.

CONSERVATION COMMISSION
MEETING ATTENDANCE SHEET

DATE: January 7, 2016

NAME	ADDRESS OR COMPANY	AGENDA ITEM
Mary Antes		
Tom Scizoca		
John Hiter	575 G Union Avenue Framingham	Land Management
	List Not Complete	

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION
December 18, 2015 to January 7, 2016**

December 21, 2015

322-843 Amendment to OOC for footprint change at 32/34 Covered Bridge Lane from B.Stevens
322-816 Inspection Reports for River Trail Place from Sullivan, Connors & Associates

December 23, 2015

322-710 Inspection Report for Fieldstone Estates from H2O Engineering

December 28, 2015

322-699 Inspection Report for 371/373 Commonwealth Road from Schofield Brothers LLC
D-840 Inspection Report for 11 Three Ponds Road from Stamski & McNary

January 5, 2016

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

January 6, 2016

322-802/803 Notice to start septic work at 122/124 Lakeshore Drive from F.Mannix
322-710 Inspection Report on Fieldstone Estates from H2O Engineering
Environmental Conference Notice from MACC

January 7, 2016

322-573 Request for Certificate of Compliance for 2 Bow Road from D.Schofield
D-867 Notice to start work at 1 Winthrop Terrace from C.DiJulia
322-768 Request for Certificate of Compliance for 23 Sylvan Way from Sullivan, Connors

LIST OF EXPENDITURES December 18, 2015 to January 7, 2016

<i>1/5/16</i>	<i>Millman Signs (Rocky Point signage)</i>	<i>\$ 595.60</i>
	<i>Ogilvies Home Center (pressure treated wood)</i>	<i>50.27</i>
	<i>Town of Wayland – Water (Community Garden)</i>	<i>10.30</i>