

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, June 9, 2016 7:15 – 9:03PM

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

Present: Commissioners: Roger Backman, Sean Fair, Barbara Howell, Chairperson: Sherre Greenbaum, Conservation Administrator: Brian Monahan

Not present: Joanne Barnett, Betty Salzberg, John Sullivan

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.

No comments were offered.

2. **Land Management Item:** Progress on Surveying and installing bounds

B.Monahan reported that bounds will be installed on the Newbury land tomorrow or Monday. A.Berry surveyed the area and will assist Conservation seasonal staff with installation. There will be an order placed for another dozen bounds for future use. Other areas planned to survey include Lundy Woods; all conservation areas need bounds. S.Greenbaum noted sites should be prioritized. R.Backman noted that locations of bounds and areas completed should be documented in detail for future reference. B.Howell noted that Timberlane in the back near the field needs bounds.

B.Howell commented that scouts are doing a lot of good work at Rowan. S.Greenbaum asked that the Fields Lane area be on a future meeting agenda. B.Monahan referenced that information on conservation areas surveyed and bounds installed can be added to a spreadsheet of information being compiled on conservation areas as a summer intern project.

3. **Minutes – May 26, 2016**

Motion to approve the Minutes as edited; Seconded 4-0

4. **7:25 PM – Public Meeting, Gayle Gledhill, Applicant, 9 South Street, File D-873:** Request for Determination of Applicability filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw by Gayle Gledhill for a replacement septic system at 9 South Street with portions of the work in resource areas regulated by the Conservation Commission generally shown on Assessor's Map 51D, Parcel 58.

Paul Saulnier, Civil Engineer, was present for the discussion. Mr. Saulnier reviewed the plan for a replacement septic system with all construction outside the 100-foot buffer with no increase in flow. It was noted there was only one location option for the leach field. B.Howell noted that the Commission requires NAVD or NGVD datum noted on the plan. Mr. Saulnier noted that and commented that the plan was approved by the Board of Health.

Approved: June 30, 2016

Page 2

Motion to issue a Negative Determination w/conditions under the Wetlands Protection Act; Seconded 4-0

Motion to issue a Permit w/conditions under the Chapter 194 Bylaw; Seconded 4-0

Motion to require a performance guarantee of \$500; Seconded 4-0

5. Discussion – Land Purchase/Swap at 246 Stonebridge Road

S.Greenbaum summarized that the Town acquired the 246 Stonebridge Road property at the 2015 Annual Town Meeting and a next-door neighbor would like to do a land swap due to a sliver of town-owned land approximately 20-feet wide which sits between two sections of their property.

B.Monahan noted that bounds are in and analysis is needed. S.Greenbaum wondered how such a process could unfold and whether due to the use of CPA funds such a matter would need to go back to Town Meeting. B.Monahan will send GIS information along to the Commission.

R.Backman noted that if both lots are nonconforming there could be issues. B.Monahan will let N.Balmer know that the Commission is reviewing the matter.

6. 7:40 PM – Public Meeting, J. Ogletree, Applicant, 115 Dudley Road, File D-874: Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw by James Ogletree for the removal of three trees at 115 Dudley Road with portions of the work in resource areas regulated by the Conservation Commission generally shown on Assessor's Map 47A, Parcel 75.

Jim Ogletree was present for the discussion. Mr. Ogletree summarized that they had planted hemlocks for privacy years ago which have grown tall and no longer provide that screening. They hope to replace with arborvitae. B.Monahan noted that the arborvitae is non-native but the Commission could allow some arborvitae along with planting of some other native shrubs.

S.Greenbaum asked Mr. Ogletree if two or three arborvitaes would suffice. The planting of two arborvitaes along with the planting of some other native shrubs was confirmed.

Motion to issue a Permit w/conditions under the Chapter 194 Bylaw; Seconded 4-0

Motion to require a performance guarantee of \$350; Seconded 4-0

7. Other

a. Conservation Clusters Amendment Process Update

S.Greenbaum reported that she attended the Planning Board meeting Tuesday night to review this agenda item which was reached late in the evening. The Planning Board indicated they weren't sure there would be a Special Town Meeting and discussed that perhaps they should pursue zoning articles in the fall. S.Greenbaum responded to the Planning Board that these matters keep being postponed and zoning is important and is worth a Special Town Meeting. The Planning Board indicated they will send a memo to the Selectmen. B.Monahan noted that a town vote in the fall might be needed for the Mainstone Farm LAND grant application.

8. 7:50 PM – Public Meeting, Amy Caputa, Applicant, 270 Pelham Island Road, File D-875: Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw by Amy Caputa for the removal of three trees at 270 Pelham Island Road with portions of the work in resource areas regulated by the Conservation Commission generally shown on Assessor's Map 31, Parcel 001.

Mr. Caputa was present for the discussion. B.Monahan noted that the Caputa property abuts the USFW land. Among the three trees it was noted that the maple is partially dead.

Motion to issue a Permit w/conditions under the Chapter 194 Bylaw; Seconded 4-0

Motion to require a performance guarantee of \$350; Seconded 4-0

9. **8:00 PM – Public Meeting, James Douthit and Christopher Hougataling, Applicants, 32 River Road, File D-876:** Request for Determination of Applicability filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw by James Douthit and Christopher Hougataling for interior finish work to a detached barn, including connecting the new bath to the existing septic and running water/electrical services from the house to the barn at 32 River Road with portions of the work in resource areas regulated by the Conservation Commission generally shown on Assessor's Map 17, Parcel 14.

Bob Drake of Drake Associates and Kris Osgood, project contractor, were present for the discussion. Mr. Drake summarized the proposal to renovate the barn, connect the bath in the barn into the existing septic and run the water service from the house to the barn. The site plan was reviewed. B.Howell noted lawn within bordering vegetated wetlands. Mr. Drake confirmed the septic in the buffer zone and the 30-foot extends to the existing elevated deck. Mr. Drake confirmed the purpose of the meeting is to confirm that the activity will be permissible through RDA without the need for NOI. B.Monahan noted riverfront and said the mean annual high water mark is probably around the BVW. B.Monahan told Mr. Drake to ensure there is no change in floodplain showing on a site plan and confirmed that work is within the existing footprint. B.Howell commented on the four-bedroom restriction and noted the additional bath being added to the septic. B.Monahan said that septic systems regulate bedrooms, not bathrooms. Mr. Drake explained the calculations for bedrooms and occupancy and also confirmed that bathrooms do not come into play. S.Greenbaum asked about the purpose of the barn. Mr. Osgood indicated the use of a home office and additional space for dogs. Mr. Osgood indicated they filed a deed restriction stating no occupancy in the barn. Mr. Drake reported that the property owners do a lot of natural, organic gardening. B.Monahan noted conditions, including the standard 15-foot no-disturb zone, no work outside except trenches, notation that there is believed to be riverfront, and no change in floodplain. Mr. Drake noted the landscape plan would capture the 15-foot no-disturb zone.

Motion to issue a Negative Determination w/conditions under the Wetlands Protection Act; Seconded 4-0

Motion to issue a Permit w/conditions under the Chapter 194 Bylaw; Seconded 4-0

Motion to require a performance guarantee of \$500; Seconded 4-0

10. **8:15 PM – Continued Public Hearing , Michael & Julia VanRooyen, Applicants, 18 Audubon Road, DEP File No.: 322-866:** 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 Michael & Julia VanRooyen for a pool, patio and garden project at 18 Audubon Road with portions of the work in resource areas regulated by the Conservation Commission generally shown on Assessor's Map 20, Parcel 19.

Tom Wilhelm, Blade of Grass, and Dan Wells, Goddard Consulting, were present for the discussion. Mr. Wells showed the revised planting plan and noted that the mitigation planting area from the previous owner that did not survive will be replaced. The property owner would like to replace the chain link fence as is. B.Monahan reported on the regulation in riverfront requiring a three-inch opening underneath the fence. Mr. Wilhelm noted plants were changed to native species within the setback; trees and shrubs were reviewed by species and non-native species such as hydrangea were noted outside the buffer zone. Mr. Wells noted more than 1100

square feet of impervious surface reduction due to the spacing of the pavers. Discussion ensued on the joint spacer style of pavers. B.Monahan noted there would be a required site inspection during paver installation.

- | | | |
|--|-----------------|------------|
| Motion to close the hearing under the Wetlands Protection Act; | Seconded | 4-0 |
| Motion to close the hearing under the Chapter 194 Bylaw; | Seconded | 4-0 |
| Motion to issue a Permit under the Chapter 194 Bylaw; | Seconded | 4-0 |
| Motion to issue an Order of Conditions under the Wetlands Protection Act; | Seconded | 4-0 |
| Motion to require a performance guarantee of \$1,200; | Seconded | 4-0 |

11. Possible Land Donation at Wayland Commons

Sam Potter, Wastewater Commission, was present for the discussion and reported they were taking back 260 gallons from the Wayland Commons allotment to benefit possible future needs of the library. It was thought a good opportunity to include a donation to Conservation—an area of 7+ acres approximately 60-80% wet next to an 85-foot hole. B.Monahan noted that much of the land was identified in the 1995 Open Space Plan to be protected. B.Monahan will prepare a GIS diagram and send along to the Commission. S.Greenbaum asked about next steps. Mr. Potter noted an agreement that the Wastewater Commission will make with the LLC that owns land where we take back capacity and then will instruct Mark Lanza to put in a provision that they agree to donate the land. S.Greenbaum asked if this had any relation to the Raytheon site cleanup. Mr. Potter said they will leave the Commission to do their due diligence. S.Greenbaum asked about timeframe which Mr. Potter noted as two to three months. B.Monahan noted that if given, the Commission can accept the donation. Mr. Potter reported that before they sign an agreement they will return to the Commission to be certain that interest remains. B.Monahan noted he will email his Raytheon contact.

12. ANRAD Applications and Discussion of Need for Consultant Input

B.Monahan noted two pending ANRADs coming before the Commission for Carrol School on Waltham Road and another on Rice Road and noted that the Commission needs to consider whether or not to have a peer review for each.

B.Monahan noted that the ANRAD has been received from The Carroll School and one is expected for Rice Road. B.Monahan spoke to S.Greenbaum as well as the soils investigator. The Commission cannot discuss projects at this meeting but could elect to start the peer review process. The Commission may wish to hire a person to look at wetland flags and agree or disagree with flag placement through soils investigation, after which a soils investigation report is generated to the Commission which validates the flags. B.Monahan reported that most projects they have done were done with the same individual as the soils scientist and he is available early July.

Tom Greenaway commented that he had hired David Burke in hopes of streamlining the process with regard to the 200-foot riverfront for their Rice Road project.

Gary Haliwell, 12 Brewster Road, noted a significant bluff and commented that nutrients are going to go someplace so would like to err on the conservative side.

B.Monahan noted that the process could actually be expedited assuming the site is undisturbed.
Motion to request a peer review of Rice Road; Seconded 4-0

Motion to request a peer review of Carroll School; Seconded 4-0

13. Other

- b. Conservation Site Visits – June 24 was set as the next date for visits.
- c. Conservation Intern – B.Monahan noted a summer intern is working on mission statements for peer towns and will work on a spreadsheet of conservation lands.

14. Compliance Updates for Open Conservation Commission files - B.Monahan had no updates.

15. Land Management

- a. SVT Trail Fest at Mainstone – B.Howell will be present on June 11, 2016 @11:30AM.
- b. Update on the Open Space and Recreation Plan – The next meeting is set for June 21 for first draft findings. B.Howell noted that properties need to be worked on. S.Greenbaum noted that the next meeting needs to be on the front page of the Town's web page.

16. Adjournment

Motion to adjourn at 9:03pm; Seconded 4-0

The next Regular Conservation Commission Meeting is scheduled for **Thursday, June 30, 2016** in the Wayland Town Building.

**TOWN OF WAYLAND
MASSACHUSETTS
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION
May 27, 2016 to June 9, 2016**

May 27, 2016

322-847 Inspection Reports for 14 Oxbow Road from Samiotes Consultants

May 31, 2016

Initial background for RDA filing for moving stairs on Dudley Pond/55 Knollwood from T.Dreher

June 1, 2016

Signed 8(m) Permit for public access along Weston Aqueduct from MWRA

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

322-710 Inspection Report for Fieldstone Estates from H2O Engineering

June 2, 2016

Site Plan for 32 River Road RDA filing from Drake Associates

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

Letter re: 52-60 Rice Road Revised Site Plan from J.Cassettari

Letter re: 52-60 Rice Road proposed subdivision from B.Crean

ANRAD for 39 & 45 Waltham Road from Stamski & McNary Inc.

322-862 Notice to Start Work at 163 Concord Road from D.Eng

June 3, 2016

322-855 Landscape proposal for 19 White Road from C.Bailey

Letter re: 52-Rice Road conservation cluster from R&M Leonard

June 6, 2016

Letter re: 52-60 Rice Road proposed conservation cluster from A.Silberbogen and N.Haddad

Abutter notification for 39/45 Waltham Road ANRAD from Stamski & McNary

June 8, 2016

322-866 Supplemental info/plan for 18 Audubon Road from Goddard Consulting

June 9, 2016

Letter to M/M Lowery from N.Balmer re: 4 and 8 Sycamore Road town-owned land

LIST OF EXPENDITURES May 27, 2016 to June 9, 2016

No items to report