

# WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, May 5, 2016 7:18 – 10:19PM

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

**Present: Commissioners:** Roger Backman, Joanne Barnett, Sean Fair, Barbara Howell, Betty Salzberg, John Sullivan (7:28—9:40pm) **Chairperson:** Sherre Greenbaum, **Conservation Administrator:** Brian Monahan

**Minutes:** Andrea Upham

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

1. **7:18 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: Update on Heard Road Drainage**

B.Monahan summarized: There was a visit this morning to Heard Road to discuss improving drainage with Joe Doucette of the DPW, B.Monahan, S.Greenbaum and Lisa Eggleston in attendance. The area in discussion is 225 feet and the plan is to pave up to the parking lot, pitch grading to the east, and install a one-foot stone apron and stone trap to drain water. B.Monahan has a narrative for the application. Alf Berry surveyed the area and Lisa Eggleston wrote the description. Joe Doucette will get an estimate on the work from the paving company the DPW has used. The DPW will take away the asphalt and do some prep work. B.Monahan noted \$20K in funds set aside for this work. The item may be discussed at the next meeting. It is hoped that the work will be done this summer.

B.Monahan also noted that a volunteer is clearing hedge rows at Heard Farm and birders from Mass Audubon visited Heard Farm with approximately 17 cars in the parking lot and road. It continues to be important to educate those leading groups to please contact the Conservation office in advance.

3. **Minutes – April 21, 2016**

**Motion to approve the Minutes of April 21, 2016 as amended; Seconded 7-0**

4. **7:32 PM – Continued Hearing, Emily and Kevin Ryan, Applicant, 38 Standish Road, DEP File No. 322-860:** 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 Emily and Kevin Ryan for the construction of a single family home with work proposed within the buffer zone of wetlands including lawn and a portion of the house at 38 Standish Road, Wayland, shown on Assessor's Map 20, Parcel 20.

**Mark Arnold of Goddard Consulting was present for the discussion.** Mr. Arnold summarized: The project is back in front of the Commission concerning the Chapter 193 Stormwater Bylaw to ensure there is no increase in runoff, pollution, etc. Engineering calculations were submitted by Everett Brooks in the original submittal and their engineer ran existing conditions before anything was built and then after with the design infiltration chamber. The plan was reviewed considering

the 100-year storm. A pre- and post-drainage summary table was provided with the original filing demonstrating that runoff flow decreases with the various storms due to the infiltration chamber, and with consideration of the driveway, flow does not increase. With engineer calculations showing a net decrease, the project meets the Town's Stormwater Bylaw requirements.

B.Monahan thanked Mr. Arnold for his input and noted he has no doubt calculations are correct but noted that when entirely vacant, a lot has a certain runoff coefficient which then changes with pavement and one has to look at points of analysis. The Commission could ask Lisa Eggleston for a review and if a flaw is found, the Commission could require mitigation or determine the permit is invalid. B.Monahan referenced that, as with a previous Hill Street filing, computer programs don't necessarily capture projects this small. B.Monahan noted that the presentation is legitimate so the Commission can close the hearing and have Ms. Eggleston look it over. The Permit can include a finding that the work may be found to need a Chapter 193 Permit if Ms. Eggleston determines something is wrong. Work under the Bylaw has been addressed.

R.Backman asked what would be required by Chapter 193 and B.Monahan said mitigation for the driveway would then be required. Mr. Arnold noted that the driveway is 5000 square feet. B.Monahan noted conditions would include mention of the additional plants, roping off the drainage area, extra inspection conducted while drainage mitigation is being installed, Chapter 193, etc., and a condition for no garbage disposal.

<b>Motion to close the hearing under the Chapter 194 Bylaw;</b>	<b>Seconded 7-0</b>
<b>Motion to issue a Permit under the Chapter 194 Bylaw;</b>	<b>Seconded 7-0</b>
<b>Motion to require a \$2,000 performance guarantee;</b>	<b>Seconded 7-0</b>

4. **7:55 PM – Public Hearing, David Jollin, Applicant, 22 Forty Acres Drive, DEP File No. 322-865:** 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 David Jollin for the repair/replacement of a failed septic system at 22 Forty Acres Drive with portions of the work in resource areas regulated by the Conservation Commission generally shown on Assessor's Map 29, Parcel 9.

**Vito Colonna of Sullivan Connors & Associates was present for the discussion.** Mr. Colonna summarized: The existing system has failed. The plan was reviewed showing resource areas and flagging by Dave Burke in January 2016. Signing authorization will be forwarded from the property owner. Riverfront and BVW lines were shown. The inner 30- and 15-foot no-disturb areas will remain wooded. The proposed leach field is in front as far away as possible from resource areas. The plumbing is under the slab in the basement so they could not relocate tanks from the back. Leach area is outside the 100-foot buffer and riverfront. There will be no tree removal. Erosion control was reviewed. The system includes 1500- and 1000-gallon tanks.

B.Monahan noted there will be a condition in the decision concerning the proper digging and handling of the leach field. B.Howell noted that the stream is named Morgan Brook. B.Monahan reported that messy streets and tracking is becoming an issue on some projects and is a concern. Mr. Colonna will provide the Commission with a plot plan.

<b>Motion to close the hearing under the Wetlands Protection Act;</b>	<b>Seconded 7-0</b>
<b>Motion to close the hearing under the Chapter 194 Bylaw;</b>	<b>Seconded 7-0</b>

<b>Motion to issue a Permit under the Chapter 194 Bylaw;</b>	<b>Seconded 7-0</b>
<b>Motion to issue an Order of Conditions under the Wetlands Protection Act;</b>	<b>Seconded 7-0</b>
<b>Motion to require a performance guarantee of \$1,200;</b>	<b>Seconded 7-0</b>

**5. Stormwater Application/s – Chapter 193**

**4 Ellen Mary Lane**

B.Monahan noted a lot of drainage and a CR on the property and questioned if there is a culvert.

B.Monahan noted they complied and he can put a condition in the Permit regarding culverts.

**6. 8:20 PM - Preliminary Subdivision/Conservation Cluster – Rice Road**

Sarah Greenaway was present for the informal discussion. B.Monahan noted that S.Sarkisian had provided both the concept plan and conservation cluster plan and the Commission should note any points they think important. The concept plan is a traditional subdivision with five lots; the subdivision at this time doesn't take into account resource areas. B.Monahan noted that the first plan is showing what they can build and the second plan is the conservation cluster. B.Monahan commented that there is not enough information for the Commission to actually comment on those lots with respect to riverfront area on each lot. B.Monahan explained that one is not prohibited from making the subdivision but the Commission can impose a condition that no more development may be done in the riverfront area and he read from the restriction language. B.Howell asked if this would be considered redevelopment and B.Monahan said it is not and noted the absence of topsoil. Ms. Greenaway referenced the first plan and noted they plan to remove #54 and #52 but preserve #60.

Regarding the second plan referencing the conservation cluster, S.Greenbaum asked why lots are so large and questioned whether there could be smaller lots and more open space. B.Howell raised the issue of appropriate access and parking needed. S.Greenbaum summarized that issues noted by the Commission include consideration of size of lots, issue of access to be more thought through, and space between the lot boundary and the structure. S.Greenbaum suggested that rather than an access easement for Lot 5 it could be part of the open space. B.Howell commented that Wayland doesn't have a Land Trust. B.Salzberg asked if frontage is negotiable and S.Greenbaum said that a minimum of 50 feet is set under the bylaw. Ms. Greenaway said the septic for Lot 1 currently sits into Lot 2 and a waiver would be required to move it. J.Barnett noted there is a Planning Board meeting on May 16 to review plans. She commented that the proposed houses on the plan seemed large and that smaller structures might be more fitting. S. Greenaway said the size of the houses had not been decided and could change.

Rebecca Leonard, abutter at 50 Rice Road, expressed being disheartened by the plan and commented that the view from her home will be forever changed by the large houses being proposed. Ms. Leonard also noted concern with the open space access area next to her property and preference that it be moved away from abutters. Discussion ensued on the benefit of moving the access area toward the middle of the project.

The Commission thanked Ms. Greenaway and Ms. Leonard for attending and providing input.

- 7. 9:05PM – Continued Public Hearing, Linda Malenfant, Applicant, 4 Shore Drive, DEP File Number 322-863:** 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 Linda Malenfant for a new septic system to replace the existing failed septic system at 4 Shore Drive, Wayland, MA shown on Assessor's Map 36B, Parcel 006. Work is within resource areas.

**David Schofield of Schofield Engineering Group, Linda Malenfant, and Sherman Homan, were present for the discussion.** Mr. Schofield reported that the actual floodplain and NAVD88 were done and he adjusted elevations to the new datum. B.Monahan asked if 124 is the NAVD FEMA flood elevation and if the 2014 FEMA floodplain is on this plan. Mr. Schofield said it coincides with 124. B.Monahan noted that Vito Colonna made the whole plan NGVD from NAVD and asked if the 124 is all the way to the steps. Mr. Schofield said yes and noted a depression in front of the garage and said they are proposing no grade change within the floodplain. B.Monahan suggested the Commission would require an as-built by a surveyor. Mr. Schofield responded that he is using known datum for the septic project and doesn't see the need for a surveyor. Mr. Schofield added that it is the same data and is wasted money; the location of wetland flags is pivotal and he is fully qualified under state code. B.Monahan noted there were issues with 246 Stonebridge Road requiring a survey. Discussion ensued concerning the matter and it was noted that it will be the property owner's responsibility should the survey not be done and should something need to be moved. B. Monahan noted that a survey by a Professional Land Surveyor will be required if the property owner comes back to the Commission with any building plans for the property. B.Monahan noted the as-built by Registered Sanitarian was agreed to by the Commission with one exception. Mr. Schofield said he is using a benchmark by a Professional Land Surveyor and can put FEMA floodplain on for septic purposes. No work shall be done on the house under this Permit/Order of Conditions.

**Motion to close the hearing under the Wetlands Protection Act;                      Seconded    7-0**  
**Motion to close the hearing under the Chapter 194 Bylaw;                              Seconded    7-0**

**Motion to issue a Permit under the Chapter 194 Bylaw; Seconded    6-1 (opposed)**  
**Motion to issue an Order of Conditions under the Wetlands Protection Act; Seconded    6-1 (opposed)**  
**Motion to require a performance guarantee of \$1,200; Seconded    7-0**

**8. Discussion – Using goats to control invasive species in vegetated buffer at 115 Lincoln Road**

Brief discussion ensued on material provided to the Commission for review. B.Monahan suggested requesting that it would be wise to ask for a filing of a Request for Determination of Applicability to memorialize what is agreed upon and set terms moving forward. B.Howell discouraged the use of mulch. S.Greenbaum noted that the Commission likes the concept generally but would like the RDA in place.

**9. Request for Certificate of Compliance 310 CMR 10.05 (9)**

- a. **Dudley Pond, DEP File No. 322-698** – B.Monahan shared that new signed forms are being provided by the applicant and the item will be addressed at a future meeting.
- b. **125 Dudley Road, DEP File No. 322-758** – B.Monahan will address at the next meeting.

**10. Other**

- a. **Conservation Site Visits** – B.Monahan will coordinate a date with J.Barnett and S.Fair.
- b. **Mission Statement** – B.Monahan will send out samples but didn't see the topic as critical.
- c. **Other** – B.Salzberg and J.Barnett noted they will be absent from the June 9, 2016 meeting.

**11. Compliance Updates for Open Conservation Commission files – not discussed.**

**12. Land Management**

- a. **Rules for Conservation Lands** – B.Monahan will circulate and discuss June 30, 2016.

- b. Update on the Open Space and Recreation Plan - B.Monahan reported they had a great meeting with good feedback and meet again on May 23. Conservation Area signage was noted as needed.
- c. Rail Trail Update – J.Barnett summarized: She recently attended the Planning Board meeting and noted that the access permit from the Depot to Town Center has been received; the decision is in hand and the project is starting in June. The Historic District Commission is comfortable; the NOI from the freight house to the Weston line is not yet submitted. The segment by the Depot will be left in place. The Sudbury River trail will be stone dust, not pavement. Eversource is not paying for that segment as it is not part of their access road so requires town funds. J.Barnett was asked if the Commission wants one or two separate NOIs and J.Barnett said two. The Planning Board wants the Commission to outline the preferable construction for the Sudbury River segment. J.Barnett noted that stone dust could wash out.
- d. Rules for Conservation Restriction on Lincoln Road – not discussed.

**13. Adjournment**

**Motion to adjourn at 10:19pm; Seconded 6-0**

The next Regular Conservation Commission Meeting is scheduled for **Thursday, May 26, 2016** in the Wayland Town Building.



**TOWN OF WAYLAND  
MASSACHUSETTS  
CONSERVATION COMMISSION**

**LIST OF PUBLIC DOCUMENTS PROVIDED TO THE CONSERVATION COMMISSION  
April 22, 2016 to May 5, 2016**

**April 22, 2016**

Inspection Report for 371/373 Commonwealth Road from Schofield Brothers

**April 25, 2016**

322-816 Inspection Reports for River Trail Place from Sullivan, Connors & Associates  
C193 Application for 4 Ellen Mary Lane from Marsden Engineering

**April 28, 2016**

322-710 Inspection Report for Fieldstone Estates from H2O Engineering

**April 29, 2016**

322-858 Notice to Start Work at 3 York Road from K.Copeland

**May 2, 2016**

322-816 Inspection Reports on River Trail Place from Sullivan, Connors & Associates  
Conservation Cluster Concept Plan for 52-60 Rice Road to Planning Board from Sullivan, Connors & Assoc.  
322-863 Revised plans for 4 Shore Drive from Schofield Engineering Group

**LIST OF EXPENDITURES    April 22, 2016 to May 5, 2016**

4/28/16	S.Greenbaum (MA Land Conference)	\$ 64.00
5/3/16	Country Home Products (battery, spark plug)	105.96
	Country Home Products (mower deck)	3,074.44
	Sudbury Lumber (wooden stakes)	95.41
5/5/16	Eggleston Environmental (Heard Road drainage rev)	937.50
	Eggleston Environmental (Concord Rd. drainage rev)	625.00