

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, December 15, 2016 7:02 – 9:14PM

Approved: January 5, 2017

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

Present: Roger Backman, Thomas Davidson, Barbara Howell, Sean Fair, Chairperson: Sherre Greenbaum, Conservation Administrator: Linda Hansen

Not present: Joanne Barnett, John Sullivan

Minutes: Nicole Thomson

S.Greenbaum opened the meeting at 7:02PM noting that a quorum was present.

1. **7:02 pm - FY18 Budget and Capital Request:** Meet with Klaus Shigley of the Finance Committee to discuss budget and outstanding capital projects.

K. Shigley went through the budget for the Commission members and spoke on the capital budget mentioning that any unspent money dating back to 2012 needs to be used or returned. S. Greenbaum spoke about the three main projects to complete this year; prepare to fix the dam on Rice Road; upgrade the shed; repair Heard Road. T. Davidson agreed to figure out the Rice Road dam work once the old documents are located; Heard Road work will need to go out to bid and can be completed in the spring; upgrading the shed needs to be worked on by Ben Keefe, Facilities Director. The Commission does not want to return funds for these projects in anticipation of moving them forward. L. Hansen addressed the increase in budget for FY18 due to a potential change in hours for the Conservation Administrative Assistant from 29 hours to 35 hours.

B. Howell noted that the Historical Commission and the Conservation Commission should work together to get CPC funds for repairing the roof on the historic gatehouse.

2. **Citizens Time: This is a time for input to the Commission regarding items that are *not* on the agenda.**

There were no comments at this time.

3. **Eagle Scout Project- Heard Farm Conservation Area-** S. Greenbaum spoke about a complaint received from Gordon Cliff about the newly designed/installed boardwalk at Heard Farm; the boards become very slippery when wet or icy. S. Fair suggested adding a warning sign.
4. **7:30 pm –Continued Public Hearing, Eversource, Applicant, MBTA Right of Way, DEP File No. 322-879:** Notice of Intent and a Wetlands and Water Resources Protection application (Wayland’s Chapter 194) filed by Eversource to construct access roads to existing electric transmission structures along a MBTA Railroad Right of Way. The subject of these applications is the portion of the project within the town of Wayland from Route 27 East Wayland-Weston town line. Property is shown on Wayland Assessor’s Maps 23, 24, 25, 19, and 20.

The Commission received a request from the Applicant to continue the hearing to January 5, 2017.

Motion to continue the hearing to January 5, 2017 at 7:15 pm under the Wetlands Protection Act; Seconded 5-0

Motion to continue the hearing to January 5, 2017 at 7:15 pm under the Chapter 194 Bylaw; Seconded 5-0

5. **Land Management: 246 Stonebridge Road- Update on demolition:** Three low bids came in around \$31,000- 32,000. S. Fair suggested that Brian Harris, Land Manager, could be project manager and oversee work on the landscaping. S. Greenbaum questioned if the asbestos survey had been paid for. L. Hansen will look up 2015 ATM warrant to confirm what funds were allowed and how much is left.
6. **7:40 - Continued Public Hearing, Kevin O'Leary, P.E., The Jillson Company, Applicant, 15, 17, and 21 Training Field Road, DEP File No. 322-874:** K. O'Leary presented and stated that there needs to be updated plans before any further progress.

K. O'Leary spoke on the draft plans, noting that there was a discrepancy between Goddard and P. Fletcher flagging. He stated that it is difficult to analyze hydric soils as it is plowed material. P. Fletcher noted a significant expansion in wetlands since the first delineation performed in 2014.

Motion to continue the hearing, with permission of applicant, to January 5, 2017 at 7:45 pm under the Wetlands Protection Act; Seconded 5-0

Motion to continue the hearing, with permission of applicant, to January 5, 2017 at 7:45 pm under the Chapter 194 bylaw; Seconded 5-0

7. **Discussion of Conservation Cluster at Training Field Road and Comments for the Planning Board-** K. O'Leary presented. S. Greenbaum inquired if the plans had been submitted to the Planning Board for special permit approval; K. O'Leary had gone to two meetings and was hoping for a decision at the next meeting on January 3, 2017. The commission has not received a definitive plan. The applicant is preparing a two-lot conservation cluster with a common driveway. There would be an easement over the driveway for a trail. The open space was subject to change depending upon P. Fletcher's wetland changes.

S. Greenbaum asked how the public would access the open space. K. O'Leary noted that the open space would be deeded to the property owners and not the town; the public would not be allowed on the open space. S. Greenbaum commented that this was not acceptable as the town does not receive any benefits. K. O'Leary disagreed since it retains the open space and has restrictions in place that prevent further development.

T. Davidson expressed concern that only the homeowners would receive the benefits. S. Fair mentioned that as a Wayland resident he could not understand why it would not be accessible to the public. R. Backman and B. Howell both stated that there needs to be a better

understanding of what the Town gets in return for granting concessions with a conservation cluster. B. Howell noted that the trail went from one very busy road (Concord Rd) onto another (Training Field) L. Hansen noted a potential problem with the draft plan since the wetlands are being cut in half by the driveway and two retaining walls.

S. Greenbaum will draft a comment letter to the Planning Board before its next meeting.

**8. Request for Certificate of Compliance 310 CMR 10.05 (9)
20 Rich Valley Road; DEP File 322-781**

L. Hansen visited the site and noted issues with the property not matching the as-built design; 20 shrub plantings were replaced with 4 trees that did not meet size requirements. The Commission would like to review changes to the plan at a future meeting to determine how best to proceed.

Motion to deny the issuance of a Certificate of Compliance; Seconded 5-0

9. Request for Return of Performance Guarantee

a. 8 Old Farm Road, File D-844

Motion to return \$750 performance guarantee; Seconded 5-0

10. Other

a. Meeting Schedule for January – July – All Commissioners agreed with the proposed schedule.

b. 90 Dudley Road; File D-895- There was no structural inspection done. The conditions were not followed. The need for an enforcement order was discussed as well as possible fines. The homeowner is planning to file for an after-the-fact permit.

c. Wayland Commons Land Donation- Donation of land comes with a bill of \$29,000 in back taxes. This would be an excellent addition to the town's conservation land as it has a lot of wetlands, if obtained without having the tax bill. L. Hansen will look into how the Town plans to proceed.

d. MACC Advocacy Letter- Commission members signed to send to Governor Baker requesting that he not support any new interstate gas pipelines.

e. Other-Stephen "Stubby" Kadlik, DPW Director, died last week. He was a great town servant, everyone is deeply saddened by his loss and he will be greatly missed. It is a huge loss to the town. The Commission may want to plant a tree in his honor.

S. Fair mentioned that he would like to put a ban on plastic bags and is hoping to bring it for a vote next year at the Town Meeting.

153 Woodridge Road; File D-894- Signed Chapter 194 permit.

26 Charena Road; File D-893- Signed Chapter 194 permit.

11. Minutes- October 20, 2016, November 3, 2016, November 17, 2016

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Motion to approve the Minutes of October 20, 2016, November 3, 2016, and November 17, 2016; Seconded 5-0

12. Adjournment

Motion to adjourn at 9:14PM; Seconded 5-0

The next **Regular** Conservation Commission Meeting is scheduled for **Thursday, January 5, 2017** in the Wayland Town Building.