

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, November 17, 2016 7:18 – 9:55 PM

Approved: December 15, 2016

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

Present: Commissioners: Roger Backman, Joanne Barnett, Barbara Howell, Tom Davidson, John Sullivan (7:50 pm) Chairperson: Sherre Greenbaum, Conservation Administrator: Brian Monahan
Not present: Sean Fair

S.Greenbaum opened the meeting at 7:18 pm 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: Purchase and Sale Agreement Mainstone Farm Conservation Restriction**
S. Greenbaum briefly reviewed Mainstone Farm P & S which has been negotiated by the parties and signed by Devens Hamlen. Other parties will sign later.

Motion to sign the P&S for the Mainstone Farm Conservation Restriction; Seconded 5-0

Motion to sign the insurance rider to the P&S; Seconded 5-0

3. **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 December 15, 2016.

Motion to continue the hearing under the Wetlands Protection Act at the request of the Applicant to December 15, 2016 at 7:30 pm; Seconded 5-0

Motion to continue the hearing under the Chapter 194 Bylaw to December 15, 2016 at 7:30 pm; Seconded 5-0

4. **Continued Public Hearing, Kevin O'Leary, P.E., The Jillson Company, Applicant, 15, 17, and 21 Training Field Road, DEP File No. 322-874:** Abbreviated Notice of Resource Area Delineation filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194, filed by Kevin O'Leary, P.E., The Jillson Company, Inc. for a determination of resource areas at 15, 17 and 21 Training Field Road. The property is shown on Assessor's Map 14, Parcels 21, 21A and 22. B. Monahan noted that Peter Fletcher's peer review has been delayed. No discussion of application.

Motion to continue the hearing under the Wetlands Protection Act at the request of the Applicant to December 1, 2016 at 7:30 pm; Seconded 5-0

Motion to continue the hearing under the Chapter 194 Bylaw to December 1, 2016 at 7:30 pm; Seconded 5-0

5. 7:35 p.m. – Discussion of Conservation Cluster at Training Field Road and Comments for the Planning Board

Kevin O’Leary presented a plan showing only the portion of the project. There was no narrative attached. The parcel comprises 8.7 acres with a proposed 50’ buffer. There will be two houses in the northerly part. An NOI will be filed but not a separate stormwater application. There will be a 12’ common drive and retaining walls through the section where the drive crosses the wetland the two foot retaining wall “bookends” the drive and will be within wetlands for a small amount on each side. K. O’Leary stated that the minimum amount of open space required will be provided, and B. Howell noted that there will not be very much. Applicant prefers protection of the open space will be through a deed restriction. S. Greenbaum stated that public access and a deed transfer of the open space to the town is preferred. A revised plan will be submitted. There will be a 50 ft. buffer. Sharon Hornstein, 4 Cobblestone Circle, asked about the conservation cluster process. S. Greenbaum responded that the Commission only provides comments on a project and the Planning Board issues the special permit, so further concerns should be directed to that Board. B. Monahan has distributed the comments the Commission sent to the Planning Board, both general and for the recent Rice Road conservation cluster; these will be discussed and comments drafted for this project at the next meeting. Bill Judy, 5 Cobblestone Circle, questioned the usefulness of the proposed “safe access.” B. Howell questioned septic system placement in the no disturb areas.

6. 8:07 p.m. – Discussion of possible land donation – Old Sudbury Road – south of Cow Common
Sam Potter, Wastewater Commission member, presented. Wastewater Commission would like to take back 389 gallons of design flow from Wayland Commons for future reassignment and have Wayland Commons donate the noted parcel of land to the Commission. The land has no frontage. This discussion relates only to the right to take the land by later executing a three-party agreement between the Commission, Wastewater and Wayland Commons. S. Potter plans to meet with BOS on December 12. T. Davidson volunteered to follow up on the site characterization and contact Ben Gould about possible environmental issues.

Motion to agree to the right to acquire the land on Old Sudbury Road – south of Cow Common; Seconded 6-0

7. 8:20 p.m. – Public Meeting, Michael and Rachel Bratt, Applicants, 26 Charena Road, File D-893: Request for Determination of Applicability and a Wetlands and Water Resources Protection

application (Wayland's Chapter 194) filed by Michael and Rachel Bratt, 26 Charena Road, Wayland, MA to pave the existing gravel driveway. Portions of the property, shown on Assessor's Map 38, Parcel 152 are resource areas regulated by the MA Wetlands Protection Act and Wayland's Wetlands Bylaw.

Bob Drake, representative, presented. He stated that he had previously done the NOI for septic and garage with the existing gravel driveway which they now want to pave. It has a 1% pitch with 2" x 2" stone along the edge of the driveway. They now propose a 5% pitch with a trench as detailed. B. Monahan noted that DPW does not want pitch to send water to Charena Road. B. Drake responded that it does pitch to the back of the existing driveway. B. Howell questioned why they are not using pavers which would be preferred to which he responded aesthetics and cost. B. Drake confirmed he used the 2014 FEMA map and stated no trees would be removed. B. Howell noted a shed which he stated would be removed. Native plantings such as high bush blueberries will also be planted approximately 15' apart along the 30' no-disturb.

Motion to issue a Negative Determination w/conditions as discussed under the Wetlands Protection Act; Seconded 6-0

Motion to issue a Permit w/conditions as discussed under the Chapter 194 Bylaw; Seconded 6-0

Motion to require a performance guarantee of \$750; Seconded 6-0

8. **8:37 pm – Public Meeting, Jeffrey and Deborah Baron, Applicants, 153 Woodridge Road, File D-894:** Request for Determination of Applicability and a Wetlands and Water Resources Protection application (Wayland's Chapter 194 filed by Jeffrey & Deborah Baron, 153 Woodridge Road, Wayland to enclose an existing deck with no additional footprint within riverfront area. Property is shown on Assessor's Map 45, Parcel 016.

Jeffrey Baron and Rob Elander attended. J. Baron stated that the deck dimensions are 12' x 17'6". They are enclosing the deck with no new impervious surface. B. Howell asked how drainage will be handled. Barron stated that there is 6" of stone under the deck and the gutter will discharge to the stone.

Motion to issue a Negative Determination w/ conditions as discussed under the Wetlands Protection Act; Seconded 6-0

Motion to issue a Permit w/ conditions as discussed under the Chapter 194 Bylaw; Seconded 6-0

Motion to require a performance guarantee of \$500; Seconded 6-0

9.a. Request for Extensions 310 CMR 10.05 (8) -DPW Access Roadway; DEP File No. 322-808

The Commission received a DPW request to extend the Permit which expired on October 16, 2016.

Motion to extend the DPW Access Roadway Permit under Chapter 194 for 3 years; Seconded 6-0

10. Stormwater Permit – Chapter 193 – 25 Plain Road

An application has been received. Discussion ensued about need to revise stormwater application/permit process. S. Greenbaum noted that currently an application is filed which basically requires erosion controls before construction, drainage mitigation during construction and an O&M Plan post construction. Currently there is only follow-through on the pre-construction requirement due to lack of staff. This could be handled by proposed new position of Assistant Conservation Administrator. Coordination is also needed between departments.

11. a. Activity at 70 Glezen Lane – Land subject to flooding or inundation

Paul Zaferiou, 70 Glezen Lane, presented and submitted photos. P. Zaferiou stated he had the land surveyed and was not told there were wetland resources. He hired Lynch Tree to remove debris and overgrowth. To gain access to his property, they added sand and went through 76 Glezen Lane. BOH approved a 200' deep irrigation well which was installed. A fence was also installed. He hired Maria von Brincken to replant the area with native plantings which was done at much expense. He did not ask the Conservation office before or during the work about possible wetland resources; he was not told and had no way of knowing that his property and 76 Glezen Lane had land subject to flooding or inundation as shown on the Town GIS. After much discussion B. Monahan recommended that an after the fact RDA under WPA and Chapter 194 be filed. P. Zaferious agreed to download and complete the applications and attend a future meeting with his landscape designer as he requested.

11.b. 90 Dudley Road – Retaining wall change

Inspection needs to be done until stabilized. No work should be proceeding.

11.c. Five Year Capital Budget – no update

11.d. Update on Transition/Staffing

Newly hired Conservation Administrator Linda Hansen attended the meeting. She will start work on December 5 together with newly hired Administrative Assistant. B. Monahan will provide some transition assistance.

12. a. Thanksgiving Day Walk – Led by Betty Salzberg. Meet in the Church parking lot at 10 am

b. Eagle Scouts Update – no update

c. 246 Stonebridge Road – Update on demolition – amended RFP is being issued

Motion to adjourn at 9:55 PM; Seconded 6-0

The next **Regular** Conservation Commission Meeting is scheduled for **Thursday, December 1, 2016** in the Wayland Town Building.