

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, August 10, 2017 7:05 – 10:12 PM

Approved: August 24, 2017

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

Present: Barbara Howell, John Sullivan (7:44-9:52), Sean Fair, Tom Klem Chairperson: Sherre Greenbaum, Conservation Administrator: Linda Hansen

Not Present: Joanne Barnett, Tom Davidson

Minutes: Nicole Thomson

S.Greenbaum opened the meeting at 7:03 PM noting that a quorum was present.

1. **Citizens Time: Designated time for input to the Commission regarding items that are *not* on the agenda.**

S. Greenbaum welcomed T. Klem to the Commission.

2. **Land Management**

- a. **Finished Haying at Cow Common and Heard Farm-** Heard Farm will continue to be hayed by Mainstone farmers and Dennis Lewis. S. Greenbaum asked if the Commission is charging for hay; L. Hansen mentioned that we are not. DPW has been brush cutting along the trails at Heard Farm. L. Hansen and B. Harris are meeting Amber Carr for Land Management studies and nesting habitat at Cow Common.
- b. **Night Hawk Walk-** On Saturday, August 25 at 5:30pm in the Heard Farm parking lot B. Harris will host the Night Hawk Walk. An easy half-mile trail will bring attendees to where the walk takes place.
- c. **Naming of 246 Stonebridge Road Conservation Area-** The conservation area is located near Stone's Bridge and an appropriate name would be Stone's Bridge Conservation Area.

Motion to name the conservation area Stone's Bridge Conservation Area; Seconded 4-0

3. **7:10 pm – Continued Public Meeting, Nayanika Yellepeddi, Applicant, 15 Hobbs Road, File No. D-911:** Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resource Protection Bylaw by Nayanika Yellepeddi for 15 Hobbs Road, Wayland for removal of trees. Property is shown on Assessor's Map 48, Parcel 046.

Suzanne McDonough, Landscape Architecture, and Nayanika Yellepeddi, Applicant, were present. At the previous meeting the applicant was planning to only perform tree removal, the applicant would also like to make landscape changes to the front yard. L. Hansen visited the site and could not locate the second iron rod that made up the triangle of the CR. A recommendation was made by L. Hansen to visit the property with A. Berry to survey the

property and determine the exact CR boundaries. The trees will need to be visualized in relation to the CR to determine which can and cannot be removed. N. Yellepeddi stated that an arborist did provide a tree report but failed to include if any were dead or diseased.

The applicant is required to replant any trees removed within the 100 foot buffer zone. L. Hansen will write administrative approval for just the hazardous trees.

**Motion to continue the meeting to August 24, 2017 at TBD under the Chapter 194 Bylaw;
Seconded 4-0**

- 4. 7:15 pm – Continued Public Hearing, Ben Keefe, Applicant, Stone’s Bridge, DEP File No. 322-892:** Notice of Intent filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland’s Wetlands and Water Resource Protection Bylaw by Ben Keefe, Facilities Department, to reconstruct parapet walls and spandrel walls of Stone’s Bridge, adjacent to 246 Old Stonebridge Road, Wayland.

L. Hansen received a DEP file number. Rare mussels have been found at the site and Natural Heritage has provided conditions for L. Hansen to include in the permit.

Motion to close the hearing under the Wetlands Protection Act;	Seconded 4-0
Motion to close the hearing under Chapter 194;	Seconded 4-0
Motion to issue an Order of Conditions with conditions as discussed under the Wetlands Protection Act;	Seconded 4-0
Motion to issue a Permit with conditions as discussed under Chapter 194;	Seconded 4-0

- 5. 7:20 pm – Public Meeting, Paul Brinkman, Town Engineer, Department of Public Works, Applicant, 0 River Road, File No. D- 913:** 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 Resource Protection Bylaw filed by Paul Brinkman, Department of Public Works, for 0 River Road, Wayland, to remove stored excess fill and create a level laydown area for DPW materials management. Property is shown on Assessor’s Map 17, Parcel 018 (Owner on record is the Wayland Department of Public Works).

Paul Brinkman, Applicant and Town Engineer, was present. The DPW facility was previously using the Boston Post Road laydown area but with the land development of River’s Edge the town no longer has access. The River Road property would provide temporary placement for the excess fill from the future River’s Edge site. A crushed asphalt base will be installed within concrete barriers to mark the limit of storage.

P. Brinkman stated that the DPW would like a more permanent storage area as this property does not have enough space. No equipment will be stored in this area. L. Hansen spoke that one condition will include the limit of work.

**Motion to issue a Negative Determination under the Wetlands Protection Act;
Seconded 5-0**

**Motion to issue a Permit w/conditions as discussed under the Chapter 194 Bylaw;
Seconded 5-0**

6. **7:35 pm- Public Meeting, Yanick Brice, Applicant, 153 Concord Road, File No. D-912:** 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 Resource Protection Bylaw filed by Yanick Brice for 153 Concord Road, Wayland to replace a failed septic system. Property is shown on Assessor's Map 11, Parcel 94.

David Schofield, Capstone Design Build, was present on behalf of the applicant. Wetlands wrap around the southeast side of the property. The existing septic has failed and requires replacement. No work will be performed in the backyard. Grading will remain the same, no increase in impervious surface, and no tree removal. B. Howell stated that a specific process for the transfer truck will be require to remove material from the old septic for legal disposition.

Conditions to be required in the Order of Conditions will include erosion control measures, no change in grade, no removal of trees, and precautions for transportation of old septic.

**Motion to issue a Negative Determination under the Wetlands Protection Act;
Seconded 5-0**

**Motion to issue a Permit w/conditions as discussed under the Chapter 194 Bylaw;
Seconded 5-0**

7. **7:45 pm- Public Hearing, Thomas White, Applicant, 228 Glezen Lane, Wayland Swimming and Tennis, DEP File No. 322-894:** Notice of Intent filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resource Protection Bylaw by Thomas White, Wayland Swimming and Tennis Club, at 228 Glezen Lane, Wayland to replace two existing tennis courts and perform wetland restoration. Property is shown on Assessor's Map 12, Parcel 31.

Dan Wells, Goddard Consulting, and Thomas White, Wayland Swimming and Tennis, were present. Restoration will occur on two existing tennis courts with no change in location due to the close proximity to a wetland. D. Wells spoke that a resource area improvement will occur as the current wetland behind the tennis courts has a man-made narrow pipe connecting both sides of the wetland, which will be restored to a natural habitat.

The proposal for wetland restoration is to remove the existing pipe and create a new connection with improved management of the area. It will be a 3 ft. wide channel with side slopes to create a natural flow. An additional 1,000 sq. ft. of new wetlands is proposed to be added. No trees are planned to be removed. Part of mitigation includes removal of tennis balls in wetlands. The tennis court material is currently asphalt but will change to concrete. It will be pitched to drain to the right away from the wetlands where crushed stone allows for drainage. The existing fence will be removed and replaced. A condition under the Certificate of Compliance is to have corrected grading.

Motion to close the hearing under the Wetlands Protection Act; Seconded 5-0

Motion to close the hearing under Chapter 194; Seconded 5-0

Motion to issue an Order of Conditions with conditions as discussed under the Wetlands Protection Act; Seconded 5-0

Motion to issue a Permit with conditions as discussed under Chapter 194; Seconded 5-0

8. **8:00 pm –Public Hearing, Sydney Bradspies, Applicant, 25 Snake Brook Road, DEP File No. 322-893:** Notice of Intent filed pursuant to the Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland’s Wetlands and Water Resource Protection Bylaw by Sydney Bradspies for 25 Snake Brook Road, Wayland to replace a failed septic system. Property is shown on Assessor’s Map 52, Parcel 053 (Owner on record is Juanita Bradspies.)

Rob Carlezon, Grady Consulting, was here to present on behalf of the applicant. Snake Brook is on the rear of property, with the entire property being within the 200 ft. jurisdiction of the Commission. No work will be performed within the 100 ft. riverfront. The existing cesspool will be crushed and filled. Erosion control will be silt sacks placed around rear and side of property. The area of work is within existing lawn, which will be loam and seeded back to its original state. L. Hansen stated that this is the only possible location to place the alternate septic system which will require an O and M Plan per manufacturer and reports to the Board of Health.

The hearing is continued until August 24, 2017 due to an abutter notification issue.

Motion to continue the hearing at the Applicant’s request to August 24, 2017 at TBD under the Wetlands Protection Act; Seconded 5-0
Motion to continue the hearing at the Applicant’s request to August 24, 2017 at TBD under the Chapter 194 Bylaw; Seconded 5-0

9. **8:10 pm –Public Meeting, Town of Wayland Recreation Department, Applicant, 41 Cochituate Road, File No. D-914:** 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 Resource Protection Bylaw filed by the Town of Wayland Recreation Department for 41 Cochituate Road, Wayland to refurbish the existing field. Property is shown on Assessor’s Map 23, Parcel 001.

Gene Bolinger, Weston and Sampson, was here to present. The existing soccer fields at the Town Hall are proposed to be refurbished as there are poor drainage issues. Sand mix added into the field will help with depth and material cultivated from remaining topsoil. The existing irrigation system currently in place is underperforming; the proposal is to replace the existing 5 heads and install 10 new ones for a total of 15 new sprinkler heads with no grade change. Approximately 11% of the current field is in the 100 ft. buffer zone. The Commission noted that it will not allow any sprinkler heads within the buffer zone. Discussion ensued on positioning the water spray away from the buffer zone.

Motion to issue a Negative Determination under the Wetlands Protection Act; Seconded 5-0
Motion to issue a Permit w/conditions as discussed under the Chapter 194 Bylaw; Seconded 5-0

10. **Chapter 93: Stormwater and Land Disturbance Bylaw**
 a. **56 Loker Street; SMLD-24-** Mike Sullivan, Sullivan Connors and Associates, and Samantha Todd, homeowner, was present. The proposal is to remove the existing garage and add an addition, with an increase in impervious surface of 900 sq. ft. The septic system needs to be replaced as well. All the proposed work is being performed outside the 100 ft. buffer. The

new septic will improve water quality and runoff. There are 4 existing trees that require removal in the septic area. The Commission did recommend leaving snags if possible.

Motion to authorize Linda Hansen to issue a Chapter 193 permit for the proposed work as discussed; Seconded 5-0

11. Other

- a. Generic Permit for Water Main Replacement-** The contractor for the Water Department is requesting a generic permit for water main replacements. This would allow the issuance of one permit for 3-year duration. S. Greenbaum mentioned that a requirement for sediment barriers and stockpiling should be included in the permit. J. Sullivan spoke that stormwater needs to be addressed to prevent it from going directly into an inlet. P. Brinkman spoke to L. Hansen and suggested a particular type of inlet protection. L. Hansen will draft a permit for review by Commission members.
- b. Review of Comprehensive Permit for 113 and 115 Boston Post Road-** The scale of the project will need to be reduced as it is within 100 ft. of Pine Brook. The applicant has asked for waivers on all the Chapter 194 Bylaw requirements; 40B projects do not have to file under the bylaw. DEP will not let any redevelopment occur within the 100 ft. riverfront. The application received by the ZBA did not mention Pine Brook as a cold water stream. S. Greenbaum spoke that the Commission should consider a marine biologist examine the brook to speak on the brook trout.
- c. 91 Oxbow Road (Oxbow Meadows) Update –** No more than 40 trees can be removed. There was question whether field location had changed due to decrease in size. B. Howell expressed concern for the planting plan proposed as the winterberry holly and red pines were not suitable for the location. The plan should be rejected and a new plan submitted. L. Hansen will wait to issue the permit until the number of trees can be determined, planting plan revised, and if the field has changed location.
- d. ZBA hearing on 24 School Street –** S. Greenbaum attended the first ZBA hearing and noted the applicant will be filing simultaneously with ZBA and the Conservation Commission. The applicant will rely on the Commission for a peer review and the Commission will be requesting one. L. Hansen spoke that resource delineation was performed almost 2 years ago and was flawed. The Commission should ask for a peer review of the property, which should include watershed, stormwater, and riverfront. A site visit is scheduled for ZBA for August 16, 2017 at 8:00 am. The next ZBA hearing on traffic, fire, and police is on September 7, 2017. L. Hansen mentioned that the comment letter drafted for ZBA included the project size and if the ZBA requires a reduction in size the Commission would require a new filing.

Molly Upton, Bayfield Road, spoke that it is necessary to have a peer review and the sooner the better. A peer review cannot be voted on until a filing has been received by Conservation.

George Bernard, East Plain Street, is an abutter and asked what the three main points of peer review would include. Mr. Bernard inquired on the stormwater design; L. Hansen responded that P. Brinkman's comment letter addressed the stormwater concerns.

- e. **Special Town Meeting Warrant Articles-** The only warrant article currently being prepared for Special Town Meeting is for the pedestrian crossings for the aqueduct trail at Pine Brook, Old Connecticut Path, and Stonebridge Road. The crossing at Old Connecticut Path and Pine Brook is separated from that of Stonebridge Road. DPW is not able to help fund the cost. CPC money should not be used on the crossings. This will be one warrant article.

Motion to sponsor warrant article for pedestrian crossing; Seconded 5-0

12. Request for Certificate of Compliance

- a. **44 Main Street; DEP File No. 322-621**

**Motion to Issue a Certificate of Compliance under the Wetlands Protection Act;
Seconded 5-0**

**Motion to Issue a Partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

- b. **44 Main Street; DEP File No. 322-697**

**Motion to Issue a Certificate of Compliance under the Wetlands Protection Act;
Seconded 5-0**

**Motion to Issue a Partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

- c. **9 Wayland Hills Road; DEP File No. 322-880**

**Motion to Issue a Certificate of Compliance under the Wetlands Protection Act;
Seconded 5-0**

**Motion to Issue a Partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

- d. **19 White Road; DEP File No. 322-855-** The plantings have not been in for two growing seasons; the recommendation is to defer the Request for Certificate of Compliance until October 2017 when the two growing season requirement has been met.

- e. **15 Whispering Lane; DEP File No. 322-279**

**Motion to Issue a Certificate of Compliance under the Wetlands Protection Act;
Seconded 5-0**

**Motion to Issue a Partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

- f. **15 Whispering Lane; DEP File No. 322-479**

**Motion to Issue a Certificate of Compliance under the Wetlands Protection Act;
Seconded 5-0**

**Motion to Issue a Partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 5-0**

13. Request for Return of Performance Guarantee

- a. 9 Wayland Hills Road; DEP File No. 322-880 (\$1,200)**

Motion to return \$1,200 performance guarantee; Seconded 5-0

- b. 19 White Road; Dep File No. 322-855 (\$1,000)- Defer to October 2017**

- c. 44 Main Street; DEP File No. 322-697 (\$2,000)**

Motion to return \$2,000 performance guarantee; Seconded 5-0

- d. 20 Forty Acre Drive; DEP File No. 322-799 (\$750.00)**

Motion to return \$750.00 performance guarantee; Seconded 5-0

14. Approve Minutes: July 13, 2017; July 20, 2017

Motion to approve the Minutes of July 13, 2017 and July 20, 2017; Seconded 4-0

15. Adjournment

Motion to adjourn at 10:12pm; Seconded 4-0

The next **Scheduled** Conservation Commission Meeting is August 24, 2017 and will be held 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.