

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, February 16, 2017 7:02 – 9:45PM

Approved: March 2, 2017

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

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

Not present: Joanne Barnett, Tom Davidson

Minutes: Nicole Thomson

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

1. 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 Update

L. Hansen spoke on the installation of a wildlife camera at Snake Brook; off French Avenue. The wildlife camera photographed snowmobiles and a dog walker with multiple dog's off-leash. L. Hansen will speak with Town Counsel on the best approach to handle these violations.

3. 7:15 pm –Public Hearing, 41 Cochituate Road, Department of Recreation, Applicant, File No. D-899: Request for Determination of Applicability and a Wetlands and Water Resources Protection application to construct a trail in Dudley Woods that is handicapped accessible and to enhance the trail with improved gravel drive and trail signs. Property is shown on Assessor's Map 47A, Parcel 26, 27, 27A.

Jessica Brodie, Department of Recreation, and Ben Gary, landscape architect, presented. B. Gary spoke on the potential Dudley woods trail construction. The location of Dudley Woods is between Pond Drive and Doran Road with an access from Main Street. The trails will be approximately 1,700 feet in length. A depression located on the property, at the corner of Cross Street and Doran Road, is jurisdictional under the Wayland bylaw. It appears to be excavated at some time; however, now the depression holds water seasonally. The proposal is to have four parking spots off Pond Drive. The trail will be five feet wide and made of porous pavement, which will allow for a handicapped accessible path. The porous pavement will allow water to pass through, minimizing runoff. There will be informational signs placed throughout the trails on the geology and history of the area.

R. Backman asked about tree disturbance; B. Gary mentioned that trees will be disturbed but very minimally. Once the trail is staked out, it will be modified if any large trees are going to be disturbed.

Along each trail, the plan is to have a bio-retention swale on the uphill side to capture runoff. Approximately 12 feet of width will be undisturbed. The gravel base will be 7-8 inches deep and 8 feet wide. The plan is start in the late summer to early fall.

Wayland's Historical Commission member, Tonya Largy, inquired on how archeological issues will be addressed. B. Gary spoke that he will be onsite during the construction phase and will hire an archeologist to oversee this portion of the project.

J. Sullivan said he would prefer a more natural trail surface such as stone dust, rather than porous pavement. It was decided against stone dust by DPW and B. Monahan since slopes over 5 percent can cause erosion and the constant maintenance required for stone dust, as it will not hold up over time. DPW will be responsible for maintenance. B. Gary mentioned that annual maintenance of the trail will include sweeping and raking and the periodic replacement of bark mulch. A condition will be to inspect the layout of the trail prior to construction to identify what trees will be removed. Any trees over 6 inches will need to be replaced under the replacement schedule.

Stan Ducharme, Wayland Resident, was pleased with the Dudley Woods trail design and wheelchair accessibility. Mr. Ducharme is a member of the Dudley Ponds Friends and on their behalf would like to donate a bench.

L. Hansen was able to create a list of conditions for this project, including, sediment control erosion and control to protect isolated wetlands, advanced notification of project start date and scope, construction site walkthrough, stabilization of soil areas, O and M plan, and tree replacement plan.

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

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

4. **7:30 pm – Public Hearing, 266 Old Connecticut Path and 0 Anthony Road, Department of Public Works, Applicant, DEP File No. 322-883:** Notice of Intent and Wetlands and Water Resources Protection application pursuant to the Wetlands Protection Act and Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194 filed by Department of Public Works to furnish and install a water main from the Happy Hollow Well Site that will connect to the existing water main on Stonebridge Road and construct a newly paved access road from Stonebridge Road to the existing chemical injection facility. Property is shown on Assessor's Map 37, Parcel 32 & 33.

Amanda Cavaliere and Patricia Kelliher, from Tata and Howard, presented. Project scope includes paved access road and a new water main from Happy Hollow chemical facility up to Stonebridge Road.

Motion to grant waivers requested under the Chapter 194 Bylaw; Seconded 5-0

L. Hansen was concerned over the 24 trees slated to be removed and noted one removal was for the Eversource guidewire. Many of the trees were set far enough back, which made it

confusing as to why they needed to be removed. The proposed tree removal was necessary for width of roadway and Eversource power line relocation.

The proposed work is not within priority habitat, which was confirmed by Natural Heritage. Stormwater run-off will be addressed using hay bales set-up in a horse shoe shape. S. Greenbaum inquired on a running trail along the access road, which was currently in discussion but no formal plans were created. Wood chips were not preferred for the roadway design; as they quickly wash away and consistently need replacement, but this can be modified in the Order of Conditions.

The Commission will need more information regarding stormwater management of the roadway, use of woods chips, the number of trees, and stockpiling of soils.

Motion to continue the hearing with agreement of the Applicant to March 2, 2017 at 7:15 under the Wetlands Protection Act; Secoded 5-0

Motion to continue the hearing to March 2, 2017 at 7:15 under the Chapter 194 Bylaw; Secoded 5-0

5. **7:50 pm – Public Hearing, 45 Waltham Road, The Carroll School, Applicant, File No. SMLD-10:** Wayland’s Chapter 193 Stormwater and Land Disturbance application, filed by The Carroll School for 45 Waltham Road, to expand the existing driveway and parking area. Property is shown on Assessor’s Map 05, Parcel 014.

Keri DiLeo from CSL Consulting was here to present. The applicant, Judi Seldin, was present. The proposed work will happen outside the existing wetlands area and is under the Chapter 193 Stormwater Management bylaw jurisdiction. The proposed site work is to expand the existing driveway into a parking lot. It will increase about 11,000 sq. ft. of impervious area for parking. There will be no curbs in the parking lot and curbs only placed at the parent pick-up location for safety. The proposed plan will decrease the amount of runoff in rate and volume. No snow plowing will be allowed in the resource areas as a series of areas where snow can be placed has been identified.

S. Greenbaum said a peer review would normally take place to review the proposed work, but Ms. Seldin did not understand why a peer review would be required if all the information is provided. L. Hansen will look into the various departments who may have approved The Carroll School’s site plan review and will contact the Building Department as requested about approval to start interior work.

Motion to continue the hearing with agreement of the Applicant to March 2, 2017 at TBD time under the Wetlands Protection Act; Secoded 5-0

Motion to continue the hearing to March 2, 2017 at TBD time under the Chapter 194 Bylaw; Secoded 5-0

6. **Other**
- a. **Sign signature pages for I-90 Maintenance work (D-886)**
 - b. **Training Field Road Conservation Cluster** – Kevin O’Leary presented. The Planning Board approved the Conservation Cluster. A 4 foot high retaining wall is proposed right through the

conservation trail. K. O'Leary suggested shifting the driveway into the isolated vegetated wetland and performing additional wetland replication, as the trail can then run where the proposed driveway would be. There would no longer be a retaining wall through the trail. S. Greenbaum said a peer review is still needed. L. Hansen offered design suggestions and can review revised plans with K. O'Leary if desired.

- c. **115 Boston Post Road (Mahoney's Garden)** – Steven Zieff of Eden Management presented on his proposal for a 60-unit apartment complex. S. Zieff has not yet filed but spoke that Beals and Thomas had performed a site survey. The property includes a residential lot to the east and extends along both sides of Pine Brook. S. Zieff would like to clean-up the river on both sides and potentially advance the trail. J. Sullivan said numerous other applicants have come before the Commission looking to create a new development on this property within 100 feet of Pine Brook and it will not be allowed; he stated the property could not be categorized as a redevelopment. B. Howell mentioned it was a cold stream and one of the only few in Wayland.

Kerry Kendall, an abutter, opposed the construction of 60 units. The neighbors of this property are concerned about increase on schools, traffic, Pine Brook, and the general aesthetics of the development.

Patrick Sullivan asked what the developable or buildable acreage is of the lot after you take into account the 100 foot buffer. L. Hansen did not currently know the answer.

Mark Hays, an abutter, expressed concern over an accurate survey of the wetlands. Mr. Hays was unaware of any current wetlands survey. L. Hansen said that the riverfront does not change that much over time and delineations can be performed every three years.

- d. **Certificate of Compliance (complete) for Town Center off-site, 322-744-** A partial Certificate of Compliance was previously issued, the off-site project only performed road improvements and wetlands replication behind the library. Town Counsel is requesting a complete Certificate of Compliance as partials cause issues during land transfers. Discussion ensued on the change of policy from issuing partial to complete Certificates of Compliance.

**Motion to follow Town Counsel's request and issue a complete Certificate of Compliance;
Seconded 5-0**

- e. **Preliminary 40B application for 24 School Street-** A proposal for 12 units. S. Greenbaum would like to have comments ready for the Planning Board. An ANRAD was completed and issued in November 2015 identifying wetlands on the abutting town property. There is currently a fence encroachment on town property. There was a question if any wetlands were identified on the neighboring properties or if P. Fletcher only delineated wetlands on town property. The floodplain was not delineated and BLSF is the Commission's only jurisdiction. Questions were raised about the culvert size under Route 30. L. Hansen will review file before sending preliminary comments to Planning Board.
- f. **Pet Waste Stations for Heard Farm and Greenways-** Quote from the company Doodycalls, which included the initial installation cost for each station and the ongoing weekly cost to

maintain the stations. Heard Farm will receive a larger waste station while Greenways will receive a smaller station, and can potentially be placed behind the kiosk area.

Motion to have pet waste stations installed at Heard Farm and Greenways based on L. Hansen's findings; Seconded 5-0

- g. **Review Landfill Access Road funding warrant article-** DPW would like support from the Commission supporting the warrant article. The three sections of the warrant article include: 1) Make environmental improvements required under the Conservation Commissions Order of Conditions on DEP File No. 322-808 2) Pave a 600' (+/-) access road from the Solid Waste Transfer station north to the planned new DPW materials storage area 3) Repave 2200' (+/-) of the current paved access way, connecting Route 20 to the existing Solid Waste Transfer Station as necessary after environmental improvements.

Motion to support DPW Landfill Access Road funding warrant article; Seconded 5-0

- h. **Issuance of Complete Certificate of Compliance-** Discussed the need to begin issuing a complete Certificate of Compliance for projects. Complete Certificate of Compliances will be issued under the Wetlands Protection Act and the Commission will continue issuing partial Certificate of Compliances under the Chapter 194 Bylaw.

7. Request for Certificate of Compliance

- a. **4 Shore Drive; DEP File No. 322-863**

**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**

8. Performance Guarantee Request for Certificate of Compliance

- a. **344 Commonwealth Avenue; DEP File No. 322-883**

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

9. Approve Minutes: Jan. 26

Motion to approve the Minutes of January 26, 2017; Seconded 4-0

10. Adjournment 9:45pm

The next **Scheduled** Conservation Commission Meeting is March 2, 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.