

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, March 23, 2017 7:05 – 10: 05 PM

Approved: April 13, 2017

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

Present: Barbara Howell, Sean Fair, Joanne Barnett, Roger Backman, John Sullivan (8:00-9:45 pm),
Chairperson: Sherre Greenbaum, Conservation Administrator: Linda Hansen

Not present: Tom Davidson

Minutes: Nicole Thomson

S.Greenbaum opened the meeting at 7:05 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.

Mike Lowery, 120 Lake Shore Drive, member of the Surface Water Quality Committee, updated the Commissioners that the wildlife within Dudley Pond is alive and well. As BOPW member he also stated importance of town voting to fund transfer station access road improvements as a .

2. Land Management Update

Land Manager, Brian Harris, is currently in the process of removing downed trees and limbs with a seasonal employee.

The bee population will continue on in the community gardens. Tilled Community Garden plots, on the south side, will be filled with wild flowers and the discontinuation of tilling the plots was brought up as money is currently being lost.

3. 7:15 pm – Continued 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, Tata and Howard; Kevin Dandrade, TEC; Mike Lowery, Board of Public Works; and Don Millette, Wayland DPW Water Division Superintendent, were here to present. A site visit was done on Monday March 13, 2017 with L. Hansen; Alf Berry, Town Surveyor; and D. Millette. The site visit gave a better picture as to the exact scope of the project.

The scope of the site visit focused on concerns from the previous Conservation Commission meeting, including road width, tree removal and loss of habitat. D. Millette marked out the road

in a few different sections to represent the road width and proposed trees needing removal. S. Greenbaum still questions the amount of trees needing removal as there are no exact numbers. K. Dandrade spoke on the tree removal numbers, as many are required due to the access road construction and utility pole placement.

The proposed 5 foot-wide stone dust path is an extension of the roadway surface only to be used by the cross-country runners. It would be a 2% or flatter surface to what already existing. K. Dandrade stressed the little variation that would exist if the stone dust path was not included in the design; as the utility poles would need to be relocated a few feet from the paved access road regardless of a stone dust path. Without the stone dust pathway, only a few less trees will be removed.

At the end of the property is a large open space that will only have a loop road for the truck turnaround. L. Hansen said this would be a great area to mitigate with planting of shrubs for the tree loss on the rest of the property. Applicants agreed to replant as required. The construction is aimed to start when the ground thaws and snow melts. S. Greenbaum stressed the need to know exact number of trees being removed in order for replanting schedule.

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 previously discussed under the Wetlands Protection Act;	Seconded 5-0
Motion to issue a Permit with conditions previously discussed under Chapter 194;	Seconded 5-0

4. **7:30 pm – Public Meeting, 103 Cochituate Road, Sandy Burr Country Club, Andrew Lamy, Applicant, File No. D-902:** 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 Andrew Lamy, 103 Cochituate Road for the Sandy Burr Country Club to remove 25 white pine trees at four different locations on the golf course. Property is shown on Assessor’s Map 29, Parcel 005 (Owner in record is Ken Munsey).

Andrew Lamy, applicant, was here to present for the Sandy Burr Country Club. The project calls for the removal of 25 white pine trees across 4 different locations. The majority of the trees are 35 years old and affecting the product of the country club. A. Lamy will replant 10 if not more oak trees for the proposed tree removal and native grass, which will be cut down in June or July for further bird nesting and feeding.

There are currently invasive plants along the marsh area on Pelham Island and A. Lamy would like to remove the invasives while also provide plantings along the area, more understory plants were recommended. L. Hansen will walk the property with A. Lamy to determine appropriate planting location.

A professional tree company will be used for tree removal along the wetlands; A. Lamy will remove a few himself during the spring season before the wetlands thaw out.

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

5. **7:45 pm – Public Hearing, 297 Boston Post Road, Frank Normandin, Applicant, DEP File No. 322-884:** Notice of Intent filed pursuant to the MA Wetlands Protection Act and a Chapter 194 application filed pursuant to Wayland’s Wetlands and Water Resource Protection Bylaw by Frank Normandin for 297 Boston Post Road, Wayland to upgrade the HVAC equipment, add emergency egress to westerly side of the building, improve rear loading area, re-pave parking areas, replace concrete sidewalks, add landscape plantings, and provide stormwater improvement. Property is shown on Assessor’s Map 23, Parcel 012.

Brian Jones, Allen & Major Associates, Inc. was here to present. The applicant, Frank Normandin, was present. The project consists of property improvements to enhance the existing building for the future tenant after Whole Foods vacated; the primary focus is on redevelopment of the existing area. A new rooftop unit and emergency egress will be added to conform to updated building codes. The dumpster pad will be removed and a compactor will be added to the back of the building. Sidewalks along the entire storefront will be replaced to create handicap accessibility. The pavement along the parking lot edges are not flush with the existing sidewalk, this will be replaced and even with the new sidewalk. Fresh Market, the new tenant, would like to create outdoor seating in a different location than what currently exists. Additional improvements also include improving the rear landing area and metal ramp.

A proposed design for Stormwater Management is to install water quality units, which will use a hydrodynamic proprietary separator at each outfall area. The hydrodynamic proprietary separator, which allows the flow to enter each unit and introduces a swirl pattern to filter out the sediment, will be placed on the westerly side of the parking lot and on the back side of the building. F. Normandin spoke on placing a fence along the pavement edge on the westerly side to capture trash bags blown across the parking lot; a berm used to control the pavement runoff.

The hydrodynamic proprietary separator will also be placed along the back side of the property, along Pelham Island Road that will allow stormwater to be captured and vacuumed out easily. These units can be placed underwater and would accommodate for the 100-year flood.

B. Howell raised a concern over snow removal sites, as with this previous snow season much of it was piled along Pelham Island Road. B. Jones and F. Normandin have already addressed this issue and will be removing any excess snow offsite.

The proposed design includes plantings that are not native to Middlesex County and the Commission would like to see native plantings. B. Jones will create a revised planting plan with only native plants.

Conditions included in the Order of Conditions will include a revised planting plan as there is a requirement to plant native plants, snow storage, and vacuum sweeping.

Motion to close the hearing under the Wetlands Protection Act;

Seconded 6-0

Motion to close the hearing under Chapter 194;

Seconded 6-0

Motion to issue an Order of Conditions with conditions previously discussed under the Wetlands Protection Act; **Seconded 6-0**

Motion to issue a Permit with conditions previously discussed under Chapter 194; **Seconded 6-0**

6. Chapter 193: Stormwater Management and Land Disturbance Bylaw

a. 29 Claypit Hill Road- SMLD 11

Daniel Carr, Stamski and McNary, Inc., was here to present. D. Carr spoke on an updated project scope which included an increase in driveway size to accommodate an easier turn for the potential homeowners. This resulted in a need for an increase in the infiltration trench to capture the 100-year storm. The existing lot was subdivided back in 1972. The proposed infiltration trench on the slope was moved up.

Motion to authorize Linda Hansen to issue a permit for the proposed property work;
Seconded 6-0

b. 203 Boston Post Road- SMLD 15

Bob Drake, Drake Associates, was here to present. The homeowners, Christina Chung and Steven Duong, were present. The property currently has three separate single-family houses. The 2 existing single-family houses, 203B and 203C, will remain the same and continue to share the existing septic. The third single-family house, 203A, in the rear will be a tear down and a new septic system. There is no work within the 100 foot or 200 feet buffer zone, and the project scope only falls under the Chapter 193 Stormwater and Land Disturbance bylaw.

The existing grades are mostly flat and will not be dramatically changed; the runoff will not go into the street but rather behind the house. The roof runoff will be directed in downspouts and gutters. L. Hansen would like to see infiltration for runoff and B. Drake said he will create a stone perimeter around the entire house and down spots will go into this area.

Motion to authorize Linda Hansen to issue a permit for the proposed property work;
Seconded 6-0

c. 11 Training Field Road- SMLD 13

Ben Stevens, Trask In., was here to present. B. Trask is the property owner and submitted the permit application in November 2016. The application was incomplete at the time. The property had about 10 large pine trees that were removed but B. Stevens stated he was unaware of the need to record the exact number being removed.

The project is a 64,000 sq. ft. lot that is part of 15 Training Field Road. 25,000 sq. ft. of the lot is being disturbed. The septic system will be placed in the back yard and about 10 feet of fill will be added for the septic system.

B. Stevens spoke on placing a bed with crushed stone with filter fabric on top. L. Hansen noted that this is a difficult option as many buyers will not want to look at crushed stone and will fill the bed.

L. Hansen will need to review K. O'Leary's plans for the property that were just submitted today, 3/23/2017, and will also speak with him about alternative options. The Commission will need to review this project at the next meeting.

Jeremy Spilman, 102 Concord Road, is an abutter to this project. Mr. Spilman is concerned with the stormwater runoff spilling directly into his property due to the excess fill for the septic system. The Commissioners reassured Mr. Spilman that there is a law that prevents property owners from discharging stormwater onto your neighbors' property. He has photos of the land disturbance which will be submitted.

Nicholas Sambuco, 106 Concord Road, is an abutter to the project. Mr. Sambuco is also worried about stormwater runoff spilling into his property.

d. 17 Parmenter Road- SMLD 12

A permit was filed back in November to perform an addition to the existing house. There is confusion with the permit as it is stated that only 250 sq. ft. is being disturbed. L. Hansen will contact the applicants to determine the exact amount of sq. ft. being added.

Motion to authorize Linda Hansen to issue a permit for the proposed property work as appropriate; Seconded 6-0

e. 20 King Street- SMLD 14

Raj Ravula, applicant, was here to present. Permits were received to take down the existing house and construct a new house. The roof runoff will be captured into a chamber and is above the required amount (not sure what this means Nicole). R. Ravula said he is not planning to change any of the existing footprint beyond adding a family room addition over the existing garage. The property has a slope, which will not be altered; instead the slope leading down to the garage will capture the water into mulch beds. A few trees will need to be removed along the property line and R. Ravula plans to replace the plantings somewhere else on the property.

Motion to authorize Linda Hansen to issue a permit for the proposed property work; Seconded 6-0

7. Other

- a. Update on 90 Dudley Road, File No. D-895-** A structural engineer was hired and hopefully a report will be available next week.
- b. Approve Dam Inspection Quote-** A quote was \$4,200 and this will include a 5-year inspection report done by Haley & Aldrich. Recommendations will be provided on how to fix the current spillway problem and will also include an evacuation plan stating what properties are in the flood zone.

**Motion to authorize Linda Hansen to sign the proposal for the dam inspection work;
Seconded 6-0**

- c. **Discuss plantings at Library-** John Moynihan, Facilities Department, would like the conservation department to create a planting plan. The land manager, B. Harris, will create a planting plan to help prevent any further erosion control.
- d. **Discuss positions/statements on TM warrant articles-** The CPC submitted a warrant article for the Recreation Department to construct a full-size field in the middle of the conservation area at Oxbow Meadows. This will require a large number of trees creating a buffer to be removed. This would destroy the environment of the Nike loop trail which is handicap accessible and ruin the purpose of having a trail in the woods. S. Fair spoke on the need for new fields in town, and that the Commission should be compiling a list of other options for where a field can be placed. S. Greenbaum will contact Gretchen Schuler, CPC chair, about the effects of the warrant article on the trail.

The access road to the transfer station is an important article to pass. Many Wayland residents feel it is not necessary based on the financial costs of it. A letter expressing the need to pass this article will be created and distributed.

- e. **Update on 104 Plain Rd conservation cluster-** The Commission never received the open space land required for a conservation cluster on 104 Plain Road. Town Counsel will draft a letter and new deed for the parcel. The owner of the development bought and sold the required acreage for a conservation cluster on the same day.

8. Request for Certificate of Compliance

- a. **102 Lakeshore Drive; DEP File No. 322-819-** Bob Drake, Drake Associates, was here to present on the project. It consisted of a single-family home that was torn down and rebuilt. Plantings were completed last year and it has only been one growing season, which would prevent the homeowners from receiving their full performance guarantee at this time. B. Drake said the Order of Conditions was coming near expiration and would like a Certificate of Compliance before the expiration date. This project will be continued until the next meeting for further discussion and review from the Commission.
- b. **373 Commonwealth Road; DEP File No. 322-699-** L. Hansen said it was a nicely completed site. It has only been one growing season and would need to wait until the end of this season for the return of their performance guarantee. This has been a long-term project and the Order of Conditions is expiring.

Motion to Issue a Partial Certificate of Compliance under the Wetlands Protection Act due to completion of only one growing season for plantings; Seconded 6-0

Motion to Issue a Partial Certificate of Compliance under the Chapter 194 Bylaw due to completion of only one growing season for plantings; Seconded 6-0

c. 7 York Road; D-879 (Sign CoC which was previously approved)

9. Request for Return of Performance Guarantee

a. 11 Old Sudbury; DEP File No. 322-765 (\$3,000) – There was an unpermitted shed, chain link fence, deck, and hot tub, which all required another permit that was never filed.

Motion to deny the return of \$3,000 performance guarantee; Seconded 5-0

b. 78 Loker Street; File No. D- 839 (\$500)

Motion to return \$500 performance guarantee; Seconded 5-0

c. 183 Oxbow Road, DEP File No. 322- 809 (\$1,000)

Motion to return \$1,000 performance guarantee; Seconded 5-0

10. Approve Minutes: March 2

Motion to approve the Minutes of March 2, 2017; Seconded 5-0

11. Adjournment

Motion to adjourn at 10:05 pm; Seconded 5-0

The next **Scheduled** Conservation Commission Meeting is April 13, 2017 and will be held in the Wayland Town Building.