

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, September 7, 2017 7:03 – 9:31 PM

Approved: September 21, 2017

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

Present: Barbara Howell, John Sullivan (7:38), Sean Fair, Tom Klem, Joanne Barnett Chairperson: Sherre Greenbaum, Conservation Administrator: Linda Hansen

Not Present: 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.**

There was no comment

2. **Land Management**

- a. **Timber Lane Clean-up-** The Timber Lane Conservation Area has limited access and primarily only accessible by neighbors. B. Harris was notified by numerous neighbors that the area had become overgrown and needed trail maintenance. B. Harris, and our seasonal employee, was able to clean up the Conservation Area with many neighbors very pleased with the results.

- b. **Potential Eagle Scout Project: Lower Millbrook Bridge Repair-** B. Harris was contacted by an Eagle Scout interested in assisting the Commission with the Lower Millbrook Bridge as it currently needs repair.

- c. **Night Hawk Walk-** B. Harris held a Night Hawk walk last Saturday. The walk was successful with many attendees requesting additional walks.

- d. **Wayland Meadow's Bird Habitat-** Was discussed during the discussion on Vote on Wayland Meadows.

3. **7:15 pm –Public Hearing, Rebecca Devine, Applicant, 17 Hereford Road, DEP File No. 322-895:** 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 filed by Rebecca Devine for 17 Hereford Road, Wayland to install a septic tank and driveway related grading changes. The property is shown on Wayland's Assessor's Map 06, Parcel 10.

Bob Drake, Drake Associates, and Rebecca Devine, Applicant, were present. B. Drake spoke on the history of the project site, as there has been a previous Order of Conditions (322- 876) and amendment to the Order of Conditions already filed. This is a 2.24-acre parcel (non-conforming) with the floodplain of elevation 121. The majority of the work is within riverfront. The reviewed

work elevated the home above groundwater and provided a retaining wall at edge of the driveway so not to impact flood storage. It has since been realized that there are safety concerns, more fill would need to be added to prevent vehicles from driving off the edge of the retaining wall.

The amended application was to further modify the work. Now that the foundation has been installed at a higher elevation, it gives an opportunity to eliminate the septic tank and pump chamber and provide gravity flow to the existing system. The revised grading under the driveway allows for the elimination of the retaining wall. Additional flood storage being displaced would be recaptured and additional excavation on the northern section of the property would make up for the difference. All the work is outside the flood zone but in the outer riparian.

Restoration area has been expanded with plantings, including saplings and shrubs, as a replacement for a more natural buffer area. T. Klem asked why the further excavation would be more beneficial to the area; with B. Drake speaking that the removal of a foot of loam and taking the grade below with reseeding the area will not alter existing conditions. The previous performance guarantee will be carried onto this project.

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 as discussed under the Wetlands Protection Act;	Seconded	6-0
Motion to issue a Permit with conditions as discussed under Chapter 194;	Seconded	6-0

4. **7:30 pm –Public Hearing, David Magee, Merz Construction, Applicant, 68 Moore Road, DEP File No. 322-896:** 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 filed by David Magee, Merz Construction, for 68 Moore Road, Wayland to construct an addition to the existing garage and construction of a manhole and pump chamber tying to the existing sewage disposal system. The property is shown on Wayland’s Assessor’s Map 10, Parcel 64 (Owner on record is Geoffrey von Maltzahn).

William Hall, Stamski and McNary, David Magee, Merz Construction, and Maxine Giammo, Applicant, were present. There are bordering vegetative wetlands along the northern side of property. The applicant is proposing the construction of a deck and small addition. L. Hansen spoke that the riverfront area is not correct and rather it is closer to the wetland line than shown. The mean annual high water line needs to be used. The proposed work could still be permitted but it would just fall under the Rivers Protection Act. Without the correct riverfront delineation the Commission could not comment or close the hearing.

Motion to continue the hearing at the request of the applicant under the Wetlands Protection Act to Thursday, September 21, 2017 at 7:30pm;	Seconded	6-0
Motion to continue the hearing at the request of the applicant under the Chapter 194 Bylaw to Thursday, September 21, 2017 at 7:30pm;	Seconded	6-0

5. **Chapter 193: Stormwater and Land Disturbance Bylaw**
a. **5 Crest Road**

Kevin O'Leary, Jillson Company, and Paul and Leslie Morette, homeowners were present. K. O'Leary spoke that it was a 2-bedroom house in poor condition that is near Dudley Pond. The house was demolished and will be rebuilt. Trees were removed. L. Hansen does not want the catch basin to go directly into Dudley Pond. Any runoff from the driveway needs to be mitigated. The proposed stormwater management plan presented was in preliminary stages and K. O'Leary will work with L. Hansen to complete any outstanding concerns.

Motion to authorize Linda Hansen to issue a Chapter 193 permit for the proposed work as discussed; **Seconded 6-0**

6. Other

a. Discussion of High School Master Plan (Scheduled to be discussed at 8:00pm)- Kathie Steinberg and Jeanne Downs, School Committee, and Cass Chroust, Weston and Sampson, were here to present. C. Chroust spoke that the high school master plan is only in preliminary stages and the School Committee will be asking for funds at Fall Town Meeting for further design plans. B. Howell mentioned that no riverfront indication was included on the site plan. J. Sullivan spoke that the area is very resource sensitive and any future plan should include a reduction of encroachment and not an enlargement.

K. Steinberg spoke on the need for the new high school fields as they are currently being overused with the number of athletes increasing. J. Sullivan mentioned that usage by non-Wayland residents should be eliminated.

No work is proposed within the zone 1 of the Happy Hollow wells. B. Howell stated that an ANRAD for the site to determine the exact location of riverfront and wetlands for the area should be considered as the next step. K. Steinberg mentioned that from the Town Meeting vote, if voted in favor, then the money can be used for an ANRAD as the existing design plan came out of the OSRP. C. Chroust spoke that an ANRAD was not within the scope of their current work and any outstanding issues from previous open Order of Conditions will be addressed with the Commission and closed out before any further work.

S. Fair stated that no artificial turf should be used for the new fields. There are strict guidelines for riverfront zones, which are set by the state. Any development in the 100 ft. to 200 ft. riverfront will need to improve the area. C. Chroust stated that the new design would include improvements on drainage of athletic fields.

Kurt Tramosch, 2 Weir Meadow Path, spoke on the need to include capture zones within the site plan. C. Chroust mentioned that he can refer any interested citizens to their specialist at Weston and Sampson who stated that the capture zones were only a point in time and did not need to be considered. S. Greenbaum noted that the town had required the capture zone analysis and they need to be delineated in the plan along with buffer zones that were not shown. Mr. Tramosch questioned why the fields would be artificial turf again; with K. Steinberg speaking that a discussion would happen with the town to determine what is the best option.

S. Correia, Finance Committee, addressed the warrant article and spoke that the School Committee should determine if just the stadium piece can be part of phase 1 and eliminate the wording on turf.

- b. Capital Improvement Request and FY'19 Operating Budget (Scheduled to be discussed at 7:05pm)** - Steve Correia, Finance Committee member and Conservation Commission liaison, was present. S. Correia wanted to remind the Commission that the Finance Committee has a policy advising against money articles for Fall Town Meeting. L. Hansen noted that Selectmen did support the warrant article regarding the aqueduct crossings as it is for safety reasons.

S. Correia also spoke on FY' 19 budget as the budget should primarily stay the same and if any changes are needed then an explanation should be added. The step increase was not included in the budget as that is the only major change. All the other budget areas had less than a \$1,000 increase. L. Hansen did include the annual service of the mowers to keep all maintained. Under capital improvement, L. Hansen increased the budget to accommodate the purchase of a tractor which had been noted as a CIP for the past 5 years. S. Correia added that any expenses included with the purchase of a tractor should be reflected in the budget. The budget also included the increase in hours for B. Harris; a document will need to be provided that states the need for more hours. At the previous meeting, it was never formally voted on; J. Senchyshyn requested a vote from the Commission.

**Vote to increase Brian Harris' hours from 19 hours weekly to 28 hours weekly;
Seconded 6-0**

- c. 74 Moore Road Comments-** The proposal is for the existing house to stay and the addition of two new homes on the property. S. Sarkisian recommended to have combined access for 68 and 74 Moore Road as one common driveway. This would remove the proposed houses almost completely from the buffer zone. The Conservation Commission would receive open space around the 2 ponds and an easement would be put in place. The ANR has already included a lot on the opposite side of the pond. B. Howell spoke that for years the Commission has tried to connect a walking trail from Old Castle Hill Road to the gas line and along the pond of 74 Moore Road. L. Hansen will include in the comment letter for connectivity of the two trails and a common driveway to remove the houses from the buffer zone. The bounds of the donated land would need to be defined prior to work start.
- d. Heard Farm Sculpture Proposal-** Bill Green, maintains the orchard at Heard Farm and was previously a 25-year resident, and John Carpenito, sculptor, were present. J. Carpenito builds sculptures from found objects. At Heard Farm, objects found on the Cutler Farm property in the southeast corner of woods, would be transformed into a sculpture. All the Commission members thought it was a great idea. S. Greenbaum inquired as to where the sculpture would be placed; J. Carpenito mentioned that he would locate it in the woods and carve a path around. No trees would be removed. B. Harris will assist in moving out any machinery, clear brush, and location of sensitive areas.
- e. Vote on Wayland Meadows –** Town Counsel has been looking at the title restrictions previously received by L. Hansen. A majority of the title restrictions included the entire

parcel and not just the one being donated. B. Harris spoke to L. Hansen prior to the meeting that it was a great bird habitat area and has good activity in the springtime.

Motion to accept Wayland Meadows despite the land restrictions; Seconded 6-0

f. Matters not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any

SVT is holding its annual meeting this upcoming Sunday, September 10, 2017 at Mainstone Farm. OARS River Cleanup is on September 16, 2017 and an area to suggest cleaning up in Wayland includes River Road.

S. Fair mentioned that he has received numerous emails regarding the Mahoney's Garden Center. L. Hansen has spoken with Fish & Wildlife and the Commission can invite them to a meeting once an NOI is received. The Commission will hold any redevelopment of the property be outside the 100 ft. inner riparian zone as it is a DEP standard that needs to be upheld. S. Fair would like to address what flooding for a 500 yr. flood would look like in Wayland. L. Hansen advised that the best approach for the Commission is to improve the Stormwater and Land Disturbance Bylaw; but there should be a delay since the NPDES permitting needs to match with that of EPA and the new guidelines are not available yet. The current political climate is creating a hard environment to determine when the new NPDES permitting will be completed. S. Greenbaum noted that it could be better to make any changes through new Stormwater regulations; they could be enacted through hearings rather than Town Meeting.

7. Request for Certificate of Compliance

a. Boston Post Road, Sanitary Landfill; DEP File No. 322-44

**Motion to Issue a Certificate of Compliance under the Wetlands Protection Act;
Seconded 6-0**

8. Approve Minutes: August 24, 2017

Motion to approve the Minutes of August 24, 2017; Seconded 6-0

9. Adjournment

Motion to adjourn at 9:31pm; Seconded 6-0

The next **Scheduled** Conservation Commission Meeting is September 21, 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.