



TOWN OF WAYLAND
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

SARKIS SARKISIAN
WAYLAND TOWN PLANNER
TEL: (508) 358-3615
FAX: (508) 358-4036

MEETING MINUTES

February 28, 2011

The Dudley Area Advisory Committee met **on Monday, February 28, 2011 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

7:30 *Open Meeting/Public Comment/Schedule of public meetings*
Introductions
Review RFP
Adjourn

Attendance:

Rush Ashton-Housing Authority, shawmut21@msn.com

Rachel Bratt-Housing Partnership, Rachel.bratt@tufts.edu

Steve Garone-Dudley Pond Assn, stevegarone@verizon.net

Bob Goldsmith- Conservation Comm., bobg1940@comcast.net

Kent Greenawalt-Planning Board, kgreenawalt@amb.com

Mike Lowery- Surface Water Quality, lowerymike@gmail.com

Alan Palevsky-Wayland Neighbors 4 Responsible Land Use, alan_palevsky@verizon.net

Pat Reinhardt-Board of Selectman, preinhardt@comcast.net

Bud Wright-Recreation Commission, aquaticlss@aol.com

Also present were Sarkis Sarkisian, Town Planner Bob Smith Dudley Pond Association, Tom Klem Wayland Neighbors

Minutes taken by S. Sarkisian

7:35 OPEN MEETING:

P. Reinhardt opened the meeting at 7:35 PM and reviewed the agenda.

7:40 PUBLIC COMMENT: **NONE**

7:40 P.M. INTRODUCTION

P. Reinhardt asked for introductions from the entire committee.

P. Reinhardt read through the Committee tasks that were approved by the Selectmen and stated that the term for everyone has been extended to June 30, 2011.

7:50 P.M. REVIEW OF RFP

P. Reinhardt asked S. Sarkisian to present the RFP.

S. Sarkisian commented that the RFP is the first step in selecting a qualified consultant for Professional Consulting Services to perform a land use and design study for the Dudley Area.

M. Lowery explained to the Surface Water Quality Committee for the last 18-24 months, SWQC's focus has been on root causes of invasive weeds - the nutrients that are ending up in our waters. We have sought state funds to do a TMDL (total maximum daily load - a phosphorus budget) for Dudley Pond. We are planning regular phosphorus level sampling in 2011.

M. Lowery further explained the "Dudley East Septic Study" - an attempt to prioritize actions using parcel-level septic handling data from the Board of Health, population data, and water usage data. We chose to focus on systems in the northeast lobe of Dudley Pond because we know that on that side of the Pond, groundwater moves downward toward the Pond (1983 IEP report). The area also has some of the oldest systems, closest to the Pond, is densely settled, and Board of Health data available on some systems is limited. There has been an actual septic breakout in the area since our study began.

M. Lowery stated that the intent is to develop consensus with the Board of Health and the Town for improved septic system inspection, monitoring, and pumping. We committed to meet with Steve Calichman that we would review a draft of the report with him. Although our scoring model is parcel specific, the report itself will not reference specific parcels - but that information will be furnished to the Board of Health in a spreadsheet.

M. Lowery said that he would get the Committee a copy of the report and hopes that a vote will take place with Steve at the next meeting.

B. Goldsmith had the following comments that were handed to me at the meeting:

1. As part of the analysis an ANRAD application [Abbreviated Notice of Resource Area Delineation] should be submitted to the Commission for resource area delineation.
2. The Commission would like to see the largest area possible put into conservation, esp Rocky Point.
3. The Study should consider the requirements of the two Town By-Laws, Chapters 193 & 194.
4. It would be beneficial to consider the issues of wastewater and stormwater treatment on the eastern side of Dudley Pond, as broadly as possible, since the groundwater table on the eastern slope is shallow and flows into the pond.
5. The potential contamination of the pond by toxic algae and pathogens should be considered – For algae, sources are nutrients from stormwater drainage and septic systems; for pathogens, failed septic systems.

K. Greenawalt pointed out that the draft needs to be consistent throughout “Dudley Area Advisory Committee”.

R. Bratt requested that the RFP answer critical questions for example:

1. Under what conditions is housing development feasible on the lot? If housing development is feasible, how many bedrooms could be accommodated using modern septic systems and without impairing pond water quality.
2. Could available funding sources for affordable housing be used to provide septic facilities for neighboring properties, as well as for the new housing?

M. Lowery asked that more questions be prepared for the consultant.

P. Reinhardt requested that anyone with any suggested questions get it to S. Sarkisian by Friday.

8:24 P.M. Adjourn

R. Ashton motioned and K. Greenawalt seconded to ADJOURN. All in favor.

Next meetings will be on March 7, 2011 at 7:00 P.M.

Please note that a copy of the draft RFP titled Study of Potential Uses of Town Land Adjacent to Dudley Pond is part of the record.

Respectfully submitted,

Sarkis Sarkisian, Town Planner

Date