



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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MEETING MINUTES

March 7, 2011

The Dudley Area Advisory Committee met **on Thursday, March 7, 2011 at 7:00PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

Agenda

*7:00 Open Meeting/Public Comment/Schedule of public meetings
Review RFP
Adjourn*

Attendance:

Patricia Reinhardt (Chairperson)-Board of Selectman, Rush Ashton-Housing Authority, Rachel Bratt-Housing Partnership, Kent Greenawalt-Planning Board, Mike Lowery- Surface Water Quality, Alan Palevsky-Wayland Neighbors 4 Responsible Land Use, Bud Wright-Recreation Commission

Also present was Sarkis Sarkisian, Town Planner
Minutes taken by S. Sarkisian

7:00 OPEN MEETING:

P. Reinhardt opened the meeting and reviewed the agenda.

7:05 PUBLIC COMMENT: **NONE**

7:10 P.M. REVIEW OF RFP

P. Reinhardt asked S. Sarkisian to distribute final comments on the RFP and explained the changes that were made based on the questions the committee wanted answered.

P. Reinhardt asked S. Sarkisian if proper deed research would be conducted on the parcels.

S. Sarkisian stated that we would conduct the research in house with the help of the Town Surveyor who has already performed title search for some of the parcels in question.

M. Lowery stated it's the consultant's job to get us material to help us answer these questions and that it is our job to show the consultant what type of issues we want addressed.

R. Bratt wanted to make sure that specific questions would be answered through this process.

Discussion was focused on the chosen consultant being able to address questions and deliver information on the following topic areas:

- For each of the alternative uses reviewed (including a no-action alternative): Estimates of the soluble nitrogen and phosphorus delivered to Dudley Pond by groundwater and surface water runoff from the parcel and adjoining roads - including any mitigation provided for septic system connections by other properties and contemplated road work.
- Over the 7.5 acres, complete a GIS-map with the following data at some agreed spacing:
 - elevations, together with
 - subsurface soil types by thickness and depth,
 - depths to groundwater
 - thicknesses of the groundwater carrying layer
 - volumes/time period of groundwater through the points
- Groundwater quality, specifically in regard to nitrogen and phosphorus concentrations
- Under what conditions is housing development feasible on the Land? Is it possible for the construction of new housing to be combined with other needs, including open space, passive recreation, and opportunities for abutters to connect to a new centralized wastewater treatment facility?
- How many existing bedrooms could connect to a new centralized wastewater treatment facility and at what cost/home for installation and for pumping? How does that cost compare with costs for individual Title V septic systems that are required when a system fails or when it needs to be brought into compliance when a house is sold? What would be the benefits to the health of the pond if such a facility were built?

Chair P. Reinhardt moved to approve the RFP as edited.

Seconded by K. Greenawalt. All in favor.

8:36 P.M. Adjourn

M. Lowery motioned and R. Ashton seconded to ADJOURN. All in favor.

Next meetings will be on March 29, 2011 at 7:00 P.M.

Please note that a copy of the final 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