



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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MEETING MINUTES

August 2, 2011

The Dudley Area Advisory Committee met **on Tuesday, August 2, 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.
Public Comment
Recap of June Charrette- Gates
Review of Storm Water – Tighe/Bond
Discussion/planning of September Charrette
Approve corrected minutes of March 29, April 26 and May 4 and May 24
Other Business
Adjourn*

Attendance:

Patricia Reinhardt (Chairperson)-Board of Selectman, Mike Lowery- Surface Water Quality, Bob Goldsmith Conservation Commission, Steve Garone, Dudley Pond Association, Alan Palevsky-Wayland Neighbors 4 Responsible Land Use, Rachel Bratt, Housing Partnership, Rush Ashton Wayland Housing Authority.

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

7:05 P.M. OPEN MEETING:

P. Reinhardt opened the meeting and reviewed the agenda.

7:05 P.M. Public Comment:

J. Durcham a Wayland resident spoke at public comment and was invited to sit at the table. J. Durcham attended the Charrette and was upset and disappointed to hear comments that the Charrette did not reflect the views of the Town. She stated that the Dudley Charrette was well advertised and attended and that comments were made that NIMBY's were only present. J.

Durcham also stated that there was consensus for opens space, recreation, and to preserve the integrity of the Pond.

S. Sarkisian responded and said he was disappointed to hear that from J. Durcham and that he did not hear anyone from the DACC Group make those comments

P. Reinhardt stated that this has to be an open process and that everyone will be heard. There were questions raised as to how we were going to pay for any improvements?

A.Boetle a resident of Wayland who also attended the Charrette said that 4 people at her group that do not live at the Dudley Pond felt strongly for open space and did not feel it was appropriate for Affordable Housing.

R.Ashton stated that he did not hear anyone mention the word nimby and that he was the one that raised the issue of costs.

P. Reinhardt stated that it is time to continue on with the agenda and we will address the issue under new business in open session.

D. Leighton from Gates Lieghton and Associates presented six plans/sketches which are part of the record. The Plans showed ideas and discussion points that were made at the Charrette. The plans showed open space parcels and new road configurations as a result of the Charrette.

D. Leighton gave a recap of the Charrette and that what he was presenting was not in report form.

B.Goldsmith asked several questions such as How many home are on the Pond? Benefit of options? Rough estimate of costs? Nutrient load on the Pond? What type of system will be used for treating septic.

M.Lowery stated that we should prepare for the next Charrette.

R. Ashton asked the question How are we going to pay for this?

I Catlow estimated that we have over 106 housing units around the Pond.

R. Bratt we need to give people incentives to fix their systems.

A.Palevsky and R. Bratt wanted numbers for Septic.

M.Lowery stated that when they put the data base together he was looking at 30- 3 bedrooms or 90 bedrooms as a benchmark.

A. Palevsky wanted to take a 5 minute break. 8:55

Meeting reconvened at 9:04.

P.Reinhhardt introduced Ian Caitlow to discuss planning for the next Charrette.

I.Catlow explained the amount of land needed to a Wastewater system.

M.Lowery reminded everyone that Town Meeting voted to fund the study for Septic at the Middle school.

T. Adamski explained the Stormwater Flow around the Pond and stated that Tighe & Bond have located all the outfalls as well as pipes.

T. Adamski explained that a majority of Phosphorous comes from two sources.

Stormwater Runoff (58%)

Septic Systems (32%)

Effective mitigation must focus on the largest sources.

Nitrogen Budget

Stormwater Runoff (47%)

Septic Systems (15%)

I.Catlow further stated that effective mitigation must focus on the largest sources.

T. Adamski thought there may be an opportunity to create bio swales and provide much needed vegetation at the end of Pond Drive to prevent wash outs. Trails could be designed to direct stormwater in to the swales.

A.Palevsky stated that Doran Road is a mess in the Spring and there are serious erosion problems in the Spring.

B.Goldsmith stated that lawn fertilizers should be monitored. Minnesota example???

Other Business: Open Meeting Law Complaint

P. Reinhardt explained the opening meeting law complaint concerning an allegation that the DAAC engaged in discussion following the conclusion of the charrette. Based on the posted agenda that I posted and then S. Sarkisian posted agenda described the Charrette process.

S. Sarkisian interrupted P. Reinhardt and stated that's the purpose of having a Charrette and typical for a Committee to have further discussions.

S.Sarkisian showed a detailed agenda that was prepared and distributed by Tighe & Bond at the Charrette with "closing comments and summary of next steps by design team

M. Lowery called the meeting a debriefing session and that no vote was formally taken.

R. Bratt recommended that we meet with Mr. Mahlowitz and apologize that we did not intend to leave anyone out of the meeting and invite him to our next meeting. Give him an option and say sorry you were aggrieved and talk through it with him.

The DACC Committee recommended that P. Reinhardt approach with Mr. Mahlowitz to discuss the situation with him and extend an offer for him to attend the next meeting on August 30.

P. Reinhardt stated that it is important that he can be heard by all the members and so that they can in turn confirm with him the true intent of actions and the desire to do even better with the next Charrette scheduled in September.

S. Gerone and A. Palevsky know Mr. Mahlowitz and have a close relationship with him and will follow up.

The entire DACC Committee felt that it was important to put this issue behind us with this approach.

M.Lowery stated that it will be the Committees decision to decide our next steps.

S. Sarkisian needed to make more edits on the minutes and P. Reinhardt asked that everyone get their minutes to Sarki.

S. Gerone motioned and B. Goldsmith seconded to ADJOURN. All in favor.

9:50 p.m.

Respectfully submitted,

Sarkis Sarkisian, Town Planner

Date