



TOWN OF WAYLAND
MASSACHUSETTS
01778
CONSERVATION COMMISSION

TOWN BUILDING
41 COCHITUATE ROAD
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DATE: February 22, 2017
TO: Sarkis Sarkisian
CC: Nan Balmer
FROM: Linda Hansen, Conservation Administrator
SUBJECT: 24 School Street proposed development

The Conservation Commission reviewed the preliminary application for the proposed affordable housing plan for 24 School Street. The concerns raised during their February 16th meeting included:

1. Proximity of wetland and the stream to the proposed project
2. Historical flooding in the area
3. Stormwater management

This project as proposed will be reviewed under the Wetland Protection Act. The purpose of the Wetland Protection Act is to protect the public and private water supply, protect groundwater supply, flood control, storm damage prevention, prevent pollution, protect fisheries, and protect wildlife habitat.

It is the Commission's opinion that the groundwater and surface water quality would be compromised from the potential runoff from the site and the amount of leachate from the septic system. According to the test pit data from July 2014, redox conditions were observed between 60 and 82 inches below ground level. The depth of groundwater on site provides minimal distance between the subsurface stormwater management system and the septic system and seasonal groundwater elevations unless substantial amount of fill is brought in. During seasonal high water conditions, discharges from these two systems may flow laterally and impact the adjacent stream and all down gradient properties. This potential impact would affect the water quality and cause flooding. Flooding becomes more prevalent as the area of impervious surfaces increases.

As proposed, this project provides less than a 50 foot buffer to the wetlands and stream. The site plan shows a significant increase in the amount of impervious surface for the twelve townhouses, driveways, and parking. With the construction of a perimeter fence and retaining wall, this project provides no wildlife habitat beyond the limit of work. Nor does it provide much open space for landscaping or outdoor play area. Landscaping would be essential to provide some relief from flooding.

The Conservation Commission issued an Order of Resource Area Delineation on November 24, 2015 for 24 School Street. The Commission found that under the Wetland Protection Act, the stream on the adjacent property to the west was considered intermittent. This determination was based on evidence provided by their consultant. Upon further review, this evidence is flawed. The evidence was presented in a letter from Creative Land & Water Engineering, LLC dated October 2, 2015 that stated the stream had a watershed of 00727 square miles (no period). Obviously a typo, however, if the value was calculated as 0.0727 square miles (46.5 acres), it is by my estimate less than half of the size of the watershed.

The actual size of the watershed would need to be addressed during the permitting process as well as the potential flooding the development may cause due to an increase in the impervious surface and the possible undersized culvert at East Plain Street. The Conservation Commission will have the opportunity to address their concerns during a public hearing for this project during the Notice of Intent permitting process.