

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, March 15, 2018 7:10 – 9:29 PM

Approved: March 29, 2018

Location: Council on Aging, Town Building, 41 Cochituate Road, Wayland, MA

Present: Barbara Howell, Tom Klem, Joanne Barnett, Tom Davidson (7:15pm) John Sullivan (7:18pm)
Chairperson: Sherre Greenbaum, Conservation Administrator: Linda Hansen

Not Present: Sean Fair

Minutes: Nicole Thomson

S.Greenbaum opened the meeting at 7:10 PM noting that a quorum was present and that the meeting was being recorded by WayCAM.

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. **Winter Work Update-** B. Harris provided a winter work update to explain the need for a land manager during the winter season. B. Harris has been busy this winter with GPS trail marking and trail maintenance.

3. **7:15 pm- Continued Public Hearing, Adam Stack, Snake Brook LLC, Applicant, 60 Rice Road, Lot 1, DEP File No. 322-912:** 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 Adam Stack, Snake Brook LLC, for 60 Rice Road Lot 1, Wayland for construction of a home addition, associated grading, and installation of a septic system. The property is shown on Wayland's Assessor's Map 45, Parcel 15.

David Burke, Wetland Scientist; Mike Sullivan, Sullivan, Connors & Associates; and Adam Stack, Applicant, were present. D. Burke spoke that the hearing was continued due to no DEP File No. Comments made on stormwater from P. Brinkman were resolved with V. Colonna. P. Brinkman spoke that the overflow to the infiltrator needs to be seen by the homeowner. L. Hansen mentioned that going forward a database of stormwater management systems will be created to identify maintenance plans for properties. P. Brinkman spoke that with GIS enhancements this will also be possible to create.

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. **7:25 pm- Continued Public Hearing, Adam Stack, Snake Brook LLC, Applicant, 60 Rice Road, Lot 2, DEP File No. 322-913:** 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 Adam Stack, Snake Brook LLC, for 60 Rice Road Lot 2, Wayland for construction of a new home, associated grading and stormwater infiltration. The property is shown on Wayland's Assessor's Map 45, Parcel 15.

David Burke, Wetland Scientist; Mike Sullivan, Sullivan, Connors & Associates; and Adam Stack, Applicant, were present. D. Burke spoke that the house cannot be moved forward due to placement of the septic system and 50 ft. setback from the street created by the Planning Board decision. P. Brinkman mentioned that all stormwater comments were resolved.

The new street number for lot 2 is now 58 Rice Road.

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

5. **7:30 pm- Continued Public Hearing, Jacob Tamposi, Tamposi Brothers I, LLC, Applicant, 74 Moore Road, Lot 2 and 3 (aka 70 and 72 Moore Road), DEP File No. 322-909 and 322-910:** 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 Jacob Tamposi, Tamposi Brothers I, LLC, for 74 Moore Road Lot 2 and 3 (aka 70 Moore Road and 72 Moore Road), Wayland for construction of two new single family homes with associated grading, driveway, and drainage. The property is shown on Wayland's Assessor's Map 11, Parcel 14.

Mike Sullivan, Sullivan, Connors & Associates, and Joe and Jake Tamposi, Applicants, were present. Discussion ensued on including Lot 1 into the homeowners associate as the drainage easement for Lot 2 and 3 is on the property. The property owners do not want to include Lot 1 into the homeowners association as there will be no benefit from the common driveway or drainage easement. A recommendation was made to record the drainage easement at the registry of deeds and include Lots 2 and 3 into a homeowners association.

Lot 3, 70 Moore Road, will require tree removal. L. Hansen asked whether there was consideration of moving the house further out of the buffer zone as suggested at the previous hearing. J. Tamposi spoke that Andrew Phillips, an abutter at 8 Wayside Road, did not want a change in location since it would be more visible from their viewpoint. J. Tamposi read A. Phillips' letter regarding the placement of the house which stated in part that the location was agreed upon and he did not want to see the house shifted further from the resource areas.

L. Hansen spoke that the current house location does not provide a large backyard space and would not allow for any future additions such as deck, patio or pool. It was noted that replanting of trees could buffer the house from the neighbors. A condition in the permit could be phrased

to not allow any further development behind the house similar to the 7 Lincoln Road permit. Limitations on use of the property will be made clear in the permit. Discussion continued on placement of the house with two options having been decided on; the house will be moved towards the driveway with either a condition in the permit about restricted future development or a deed restriction to not allow any work behind the house.

L. Hansen asked that the house be moved 15-20 ft. closer to the driveway. This would remove more of the house from the buffer but also take into account the abutter's concern. J. Tamposi stated that the backyard is all within jurisdiction of the Commission and a deed restriction would not be necessary since any work would need to be approved by the Commission.

L. Hansen noted that the abutters received notice of the Commission hearings when their concerns could have been addressed. S. Greenbaum noted that abutters of the Rice Road conservation cluster attended hearings and provided input which the Commission considered during permitting. L. Hansen will discuss the issue of better communication between Departments at a Land Use meeting.

The Commission agreed that the applicants will need to provide an updated plan with the house box 15 ft. closer to the driveway and a replanting plan will be required as part of the pre-construction phase. The Commission will consider a request to plant larger but fewer trees than required in the tree replacement schedule. P. Brinkman noted that replanted larger trees are less likely to survive.

**Motion to close the hearing for 70 Moore Road under the Wetlands Protection Act;
Seconded 6-0**

**Motion to close the hearing for 70 Moore Road under Chapter 194;
Seconded 6-0**

**Motion to issue an Order of Conditions with conditions as discussed for 70 Moore Road under the Wetlands Protection Act;
Seconded 6-0**

**Motion to issue a Permit with conditions as discussed for 70 Moore Road under Chapter 194;
Seconded 6-0**

Lot 2, 72 Moore Road, will have a requirement to provide a planting plan during the preconstruction phase. Shrubs would be good to plant as well as trees. P. Brinkman stated that the stormwater design looked appropriate.

**Motion to close the hearing for 72 Moore Road under the Wetlands Protection Act;
Seconded 6-0**

**Motion to close the hearing for 72 Moore Road under Chapter 194;
Seconded 6-0**

**Motion to issue an Order of Conditions with conditions as discussed for 72 Moore Road under the Wetlands Protection Act;
Seconded 6-0**

**Motion to issue a Permit with conditions as discussed for 72 Moore Road under Chapter 194;
Seconded 6-0**

6. **7:45 pm –Public Hearing, William Dewey, Applicant, 7 Hazelbrook Lane, DEP File No. 322-XXX:** 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 William Dewey for 7 Hazelbrook Lane, Wayland for construction of a home addition and removal of three trees. The property is shown on Wayland's Assessor's Map 11, Parcel 80.

Mike Sullivan, Sullivan, Connors & Associates, and William Dewey, Applicant, were present. Three additions will be built onto the existing house. One addition is within 85 ft. from the wetlands. P. Brinkman stated that he reviewed the stormwater report and it will provide an enhancement to the existing conditions. Three trees will be removed and require replacement plantings.

L. Hansen stated that there was no DEP File No.; the hearing will need to be continued until a file number is received.

Motion to continue the hearing under the Wetlands Protection Act to March 29, 2018 at 7:15pm; Seconded 6-0

Motion to continue the hearing under Chapter 194 to March 29, 2018 at 7:15pm; Seconded 6-0

7. **7:45 pm – Continued Public Hearing, Ben Stevens, Trask Development, Applicant, 32/34 Covered Bridge Lane, DEP File No. 322-899:** 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 Ben Stevens, Trask Development, for 32/34 Covered Bridge Lane, Wayland to address mitigation for unpermitted work within a wetland buffer zone. The property is shown on Assessor's Map 35, Parcel 030 P. (Owner on record is Ryan Dunne, 32 Covered Bridge Lane, and Vasant and Semma Padmanabhan, 34 Covered Bridge Lane). **Applicant has requested a continuance to March 29, 2018.**

Motion to continue the hearing under the Wetlands Protection Act at the request of the Applicant to March 29, 2018 at 7:20pm; Seconded 6-0

Motion to continue the hearing under Chapter 194 at the request of the Applicant to March 29, 2018 at 7:20pm; Seconded 6-0

8. **7:50 pm –Public Hearing, Paul Brinkman, Town Engineer, Applicant, Conservation Improvements at Boston Post Road Transfer Station Access Road, DEP File No. 322-XXX:** Notice of Intent filed pursuant to the Wetlands Protection Act filed by Paul Brinkman, Wayland Town Engineer, for Site Environmental Improvements, Boston Post Road, Wayland to construct environmental improvements including wetlands restoration, wetland crossing structures, and trailhead access. Other project elements include the construction of a water main, stormwater management infrastructure associated with the reconstruction of the transfer station access road. The properties are shown on Wayland's Assessor's Map 22, Parcel 007; Map 22, Parcel 5; Map 22, Parcel 4; and Map 17, Parcel 18 (Owner on record is Town of Wayland).

Paul Brinkman, Town Engineer, was here to present. The project was submitted 4 ½ years ago. Original design included improving the roadway and returning compost area back to a wetland. Road originally would be paved up to the transfer station.

Project received a superseding Order of Conditions. P. Brinkman spoke that the Chapter 194 was extended by the Commission 1 ½ years ago but an extension of the original OOC which was previously automatically extended was not applied for. Application now before Commission is only for issuance of a new Order of Conditions under the Wetlands Protection Act since the bylaw permit is in effect. Project has since been updated and would now include leaving salt shed in place, water main construction along the road and pavement from transfer station to laydown area. The work is different than what was originally proposed. P. Brinkman mentioned that the Town has authorized funds for work.

Water main work is all underneath the property at approximately a 2' depth; it will be a continuous loop feed from Route 20 which will benefit Rivers Edge and River Road. P. Brinkman stated that the work will only be performed on days when the transfer station is closed. Any work performed will be done within one day which is allowed under the WPA. L. Hansen stated that a generic water main permit was recently issued for work performed longer than one day.

Salt shed will stay. P. Brinkman spoke that it is not currently being used for salt and will not be in the future. There is no storage onsite and this building would provide storage for vehicles and other equipment. Salt shed will require maintenance. Work including amphibian crossings will be performed during seasonal conditions. All work is proposed to be completed by the end of this year.

Wetland delineation was flagged in December 2017 outside the accepted window. Delineation was reconfirming previous delineation that was more than 3 years old. L. Hansen asked for an overlay of the site to compare both delineations.

Conditions from the previous OOC on wetland replication will remain the same. P. Fletcher had reported that the compost area was previously a wetland. P. Brinkman noted that sequencing will be determined so as to allow for best chance of plant survival after area is excavated and prepared for planting. Once the existing compost area is eliminated, leaves deposited by residents will be hauled from the site.

B. Howell questioned if the steel plates on the ends of the culverts would cause future problems from debris. P. Brinkman spoke that he will talk further with the engineer on the O&M plan. L. Hansen will look into design of crossings.

Discussion ensued on Sand Hill which is within the 200' riverfront. Stabilization of the area with deposits from the laydown area as a base should help archaeological issues.

Tom Sciacca, 31 Rolling Lane, spoke that he was glad the project was finally moving ahead since it's over 40 years old.

Bill Sterling, 14 Morse Road, questioned what would be stored in the salt shed. P. Brinkman mentioned that it would be vehicles.

Hearing will need to be continued as there has been no DEP File No. assigned to the project. P. Brinkman stated that he will address any further concerns at the next hearing.

Motion to continue the hearing under the Wetlands Protection Act at the request of the Applicant to March 29, 2018 at 7:40pm; Seconded 6-0

9. **8:15pm- Bill Sterling, COA Design Update-** Mark Foreman and Bill Sterling, COA/CC Advisory Committee were present. This discussion was an informal meeting with the Commission to discuss the warrant article going before TM. A preliminary plan was distributed. The building redesign will be for a community center, primarily focused on senior citizens during the day and then late afternoon/night activities and weekends for adults and children. The existing Day Care building on the municipal parcel will be redesigned using only the existing shell. The 2016 proposal was for a much larger building.

Cherry Karlson, Board of Selectmen, spoke that construction of the building in 2001 was stopped as Raytheon did not want children spending 8 or more hours a day on the property. Town has the right to the parcel for \$1. Owner of the property will be before the Commission on March 29 to discuss the issuance of a COC. Since 2015 Raytheon was open to using the property for the community and discussions with the town have continued.

The building will use waste water facility from Town Center. S. Greenbaum asked if the design now includes a boathouse and walking trails; B. Sterling said a boathouse was not included and M. Foreman spoke that another board is looking at building a boathouse. C. Karlson spoke that if walking trails are placed it will start from the formal town green and connect onto another walking trail. T. Davidson asked if the trails could be handicapped accessible. Part of the area is within the inner riparian zone.

Plans presented did not include a delineation. J. Sullivan noted that having the delineation on the plan would help the Commission give more feedback.

Tom Sciacca, 31 Rolling Lane, stated that a majority of the project is within the 200 ft. riverfront and protecting the river should be a priority. B. Howell stated the Commission does not allow anything within the 100' Riverfront Area.

B. Howell questioned if the parking near the detention basin would cause any issues. L. Hansen spoke that there should not be any issues.

B. Sterling stated that this is a very preliminary design and the Commission probably would not vote tonight if they are supporting the article. S. Greenbaum noted that this meeting was informal and helpful to determine next steps.

10. **8:45 pm –Continued Public Hearing, Chris D’Antonio, Windsor Place, Applicant, 24 School Street, DEP File No. 322-897:** Notice of Intent filed pursuant to the Wetlands Protection Act filed by Chris D’Antonio, Windsor Place, LLC, for 24 School Street, Wayland to demolish the existing house, barn and driveway followed by construction of two new townhouse buildings, paved parking and driveways, new subsurface sewage disposal system, stormwater management system and supporting utilities. The property is shown on Wayland’s Assessor’s Map 52, Parcel 189.
- a. **Results of Mounding Analysis**
 - b. **Peer Review on Notice of Intent and Stormwater-** L. Hansen provided a quick update of ongoing process.

Motion to continue the hearing under the Wetlands Protection Act at the request of the Applicant to March 29, 2018 at TBD; Seconded 6-0

11. Other

- a. Conservation Restriction for 21 Training Field Road-** L. Hansen spoke that the CR was received earlier today. There is confusion about who is managing the open space since it was previously going to the homeowners association. CR will be discussed at the next meeting.
- b. Doggy Dates land license-** L. Hansen spoke that the owner of Doggy Dates is looking for an area in Wayland to use for her business. About ¼ to ½ acre of land would be necessary to let the dogs run. B. Harris has identified Lower Snake Brook as a Conservation area that would fit all the requirements. Elizabeth Geisinger, Owner of Doggy Dates, has met with L. Hansen and B. Harris. E. Geisinger would maintain the area, remove the dog waste, and place a temporary fence to surround a portion of the property. The fence would not impact the walking trails and will not be dug into the ground. B. Harris will check the property occasionally and if E. Geisinger is not being a good land steward then notice will be given to vacate.

L. Hansen said that we would receive \$2,000 monthly for use of land. J. Barnett questioned how others would not use the property on the weekend. S. Greenbaum questioned how dog waste would be removed. L. Hansen will pass these comments along to E. Geisinger for the next meeting. L. Hansen has agreements she has with other towns, Dover and Lincoln, which Commission can review.

The money received could be provided as a donation or changing the revolving fund that is going before town meeting could be an option as to where to deposit the money. L. Hansen will get more information and arrange for a site visit to an existing property she uses.

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

12. Request for Certificate of Compliance

- a. 55 Knollwood; D-787- Defer to a future meeting**
- b. 35 Brooks Road; D-888**

**Motion to Issue a Partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 6-0**

- c. 24 Bayfield Road; D-861**

**Motion to Issue a Partial Certificate of Compliance under the Chapter 194 Bylaw;
Seconded 6-0**

13. Request for Return of Performance Guarantee

- a. 55 Knollwood Lane; D-787 (\$1,200)- Defer to a future meeting**

b. 35 Brooks Road; D-888 (\$500)

Motion to return Performance Guarantee of \$500.00;

Seconded 6-0

c. 24 Bayfield Road; D-861 (\$500)

Motion to return Performance Guarantee of \$500.00;

Seconded 6-0

14. Approve Minutes: February 22, 2018

Motion to approve minutes of February 22, 2018;

Seconded 6-0

15. Adjournment

Motion to adjourn at 9:29pm;

Seconded 6-0

The next **Scheduled** Conservation Commission Meeting is March 29, 2018 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.