

WAYLAND CONSERVATION COMMISSION

Minutes, Thursday, August 9, 2018 7:31-9:55 PM

Approved: August 23, 2018

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

Present: Barbara Howell, Tom Davidson, Joanne Barnett (8:00pm), Tom Klem, Sherre Greenbaum
Chairperson: Sean Fair, Conservation Administrator: Linda Hansen

Not Present: John Sullivan

Minutes: Nicole Thomson

S. Fair opened the meeting at 7:30 PM noting that a quorum was present and that the meeting was being recorded by WayCAM.

1. **7:30 pm-** Presentation on building drought resilience in Wayland by Alison Field-Juma of OARS for the Assabet, Sudbury, and Concord Rivers.

Alison Field-Juma, OARS, was present. A. Field-Juma spoke on the need for sustainable water supplies due to Global Climate Change. Major source of pollution to waterways is stormwater runoff. A. Field-Juma stated that OARS is building resilience to drought through land and water management by increasing public and private efficiency uses.

2. **Request for Certificate of Compliance- 29 Claypit Hill Road; DEP File No. 322- 906**

Anette Lewis, applicant, was present. A. Lewis spoke on background of the property. Discussion ensued on applicant's request to remove conditions in perpetuity. Any further work that may need to be performed would be under an Order of Conditions, although L. Hansen stated that at the top of slope it would be out of the Commission's jurisdiction. S. Fair stated that removing conditions will set precedent for future projects and would not be protecting the resource areas. Further discussion continued on which conditions should remain in perpetuity. Decision was made to keep the no dumping conditions to preserve the wetlands.

B. Howell moved; J. Barnett seconded the motion to issue a Certificate of Compliance under the Wetlands Protection Act with condition #37 remaining in perpetuity; 5-1 (S. Greenbaum opposed)

B. Howell moved; J. Barnett seconded the motion to issue a Partial Certificate of Compliance under Chapter 194 with condition #30 remaining in perpetuity; 5-1 (S. Greenbaum opposed)

3. **8:00pm- 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.

Brian Nelson, Metrowest Engineering, Desheng Wang, Creative Landscape & Design, Chris D'Antonio, Applicant, Henry Nover, Nover-Armstrong, and Paul Brinkman were present. Focus of the meeting will primarily be on stormwater management. S. Greenbaum asked what the difference is between the current proposal and acceptable engineering practices, as mentioned in the Nover-Armstrong report. B. Nelson stated this was in reference to the thickness of soil in the rain garden. H. Nover stated that the rain garden details do not match the requirements of the Massachusetts Stormwater Handbook.

L. Hansen questioned the infiltration system of the water and asked whether anything above a 25 year storm makes it through the Stormceptor. B. Nelson stated that the flush above the 25 year storm would bypass and go into the infiltration system. B. Nelson stated that all the water is collected into the same location from different catch basins. It is treated in the Stormceptor, then infiltrated, some discharged to outlet pipes and then to spreader manifolds. Eventually this water as well as some roof runoff would end up in the wetlands and on Town property. B. Howell stated that runoff cannot be placed onto another property and must be contained as it is not improving the current conditions. B. Nelson spoke that less runoff is being brought into the wetlands than previously. P. Brinkman noted that there is now sheet flow through grass but proposal is for sheet flow over a 8-9' wall. H. Nover spoke that he did not look into the runoff going over the retaining wall.

L. Hansen stated that according to H. Nover's peer review, the proposed berm is not a good solution and discussion ensued on different options. B. Nelson suggested grading. P. Brinkman noted that it would be near impossible to get grading to work. H. Nover stated the berm should be a more permanent structure. B. Nelson agreed to work on a better solution.

Discussion ensued on the treatment below the infiltration basin. B. Nelson prefers to use stone as base material. T. Davidson asked whether filter fabric between the layer of soil and bottom of stone would clog over time. H. Nover stated that woven (spun) fabric will clog.

S. Greenbaum asked why the groundwater levels were measured in March and not April or May. D. Wang spoke that it's all high groundwater season which extends from February through May, it may be a couple of inches higher in April and May, but there is negligible difference depending on the months. L. Hansen noted that there was a difference of about 3' between test pit 5 at 156.6' and test pit 3 at 160.14'. Discussion ensued on long term data collection and the protocols by various engineering firms. T. Klem asked for tabulated data which D. Wang will submit.

P. Brinkman spoke that he is concerned that there will be a need for good elevation control to avoid point source impacts and scouring. He also questioned capacity of 8" pipe to handle 100 year storm. P. Brinkman will provide a comment memo with all concerns and speak with the applicant as well on any other outstanding issues.

Michael Wiggins, Attorney for George Bernard, spoke that he has concerns about the need for calculations measuring the impacts of groundwater. M. Wiggins asked what the year to year effects would be on loading the aquifer with run-off from the development; D. Wang spoke that there would be little to no effect from recharge. M. Wiggins further stated that Scott Horsley

could not be present at the current meeting but would like to present his findings based on the Nover-Armstrong peer review. Discussion ensued on whether the calculations need to be adjusted with modelling since the topography will be changed from existing due to the addition of 4400 cubic yards of fill for earthwork to bring to grade.

L. Hansen summarized the 3 outstanding issues thus far: seasonal groundwater elevation fluctuation, berm vs grading, and rear runoff from building B.

Discussion ensued on placement of the 7 units within the buffer zone, the retaining wall within almost the 30', 7' of fill, and tree removal. L. Hansen questioned the proposed mitigation; this is partial redevelopment. B. Howell and S. Fair stated that there is no improvement. S. Greenbaum stated the original plan was for 6 units in the buffer and now there are 7. C. D'Antonio spoke that the building locations were designed based on a recommendation from the peer review architect.

L. Hansen questioned how the wall will be built so close to the 30' no disturb. D. Wang stated the contractor will be responsible. L. Hansen asked if the design layout affects the number of trees being removed; B. Nelson will provide number at a future date.

S. Fair stated, when the applicant questioned whose opinions the Commission will consider, that the Commission will decide who to listen to and what is relevant to the hearing. L. Hansen requested and D. Wang agreed to submit written responses regarding the interests of the WPA based on plan revisions.

S. Greenbaum moved, T. Davidson seconded the motion to continue the hearing at the request of the Applicant under the Wetlands Protection Act to August 23, 2018 at TBD; 6-0

J. Barnett moved; T. Davidson seconded the motion to adjourn at 9:55pm; 6-0

The next **Scheduled** Conservation Commission Meeting is August 23, 2018 and will be held in the Wayland Town Building.