



TOWN OF WAYLAND
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CONSERVATION DEPARTMENT

TOWN BUILDING
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DATE: February 25, 2021
TO: Zoning Board of Appeal; Planning Board
CC: Sean Fair, Conservation Commission
FROM: Linda Hansen, Conservation Administrator
SUBJECT: Response to Jon Sax Comment Letter

The Conservation Department is in receipt of a comment letter from Jon Sax dated February 22, 2021 regarding the Loker turf field project (ZBA case 18-27). The comments provided below are meant to clarify statements made that relate to conservation issues.

Mr. Sax states in the second paragraph under A. Minimize use of wetlands, steep slopes, floodplains and hilltop: “The two Conservation denials for the project in 2019 were in part because of the destruction of the Vernal Pool habitat.” The Conservation Commission did not deny the project—both votes in 2019 by the Conservation Commission resulted in tie votes. The Commission issued two no decisions and the project could not proceed. The Commission did not deny the project because of the destruction of the Vernal Pool habitat. The pond on site was not certified by the State as a vernal pool until January 24, 2020 (this certification process was not endorsed by the Commission).

In the first paragraph under C. Maximize the retention of open space, the term conservation land is used for two very different things. Conservation land is land under the custody and management of the Conservation Commission. No work or tree removal can occur on conservation managed land at Loker. The Conservation Commission protects the natural resources on all land within the Town of Wayland. A buffer zone is defined as 100 feet from bordering vegetated wetlands and 200 feet from a perennial stream. The work at Loker is proposed for land managed by the Recreation Commission and a portion of the work is within 100 feet from wetlands, bank and land under water.

In the first paragraph under Standard (3), the comparison of the denial for the housing project at 24 School Street with the Loker turf field project is inaccurate. The Commission denied the housing project under the Wetland Protection Act (310 CMR 10.0) for various reasons, the primary reason was because the applicant failed to show that the discharge of wastewater and stormwater from the development would not have an adverse impact on the adjacent wetlands.

The stormwater management system under the parking area at Loker may need to be redesigned due to the presence of ledge. This concern was discussed at the Commission hearings. To avoid spending funds on digging additional test pits in the parking lot for design purposes, the Commission agreed that this work could be done during removal of the existing parking area, and the actual location and depth of the stormwater infiltration systems would be adjusted based on the soil conditions observed.