

Weston Conservation Commission - Public Meeting Minutes
March 12, 2019
Approved: March 26, 2019

Members Present: Laurie Bent (Chair), Alison Barlow, Joseph Berman, Ellen Freeman Roth and Rees Tulloss
Members Absent: Cynthia Chapra and Josh Feinblum
Conservation Staff: Michele Grzenda
Others Present: See Sign-in Sheet

7:40 p.m. Admin. Matters

- Approval of 2/26/19 Con Com minutes - Motion by Joseph Berman to approve; seconded by Rees Tulloss; vote 5:0:0.
- Signing of bills and documents
 - OOC 333 Winter Street 337-1351

8:00 p.m. Abbreviated Notice of Resource Area Delineation (ANRAD): 0 Conant Road; J. Lavoie, Jillson Company; B. Gilday, (BAG Consultants)

The Applicant has filed this ANRAD for confirmation of the Wetland Resource Areas. Bruce Gilday, Wetland Scientist, visited the site in September 2018. He assessed the vegetation, soils, and hydrology on the site and performed a number of soil tests. Based on the assessment, Mr. Gilday placed 10 wetland flags on and adjacent to the site. The Conservation Agent reviewed the wetland flags in January 2019, when a plan was filed with the Conservation Office, and expressed some concerns over the locations of certain flags based on vegetation only (since the ground was frozen and she was unable to assess soil color). As allowed under chapter G.L. Ch. 44, section 53G, the Agent requested the services of a peer reviewer, Patrick Garner. Mr. Garner provided a scope of service in the amount of \$1,550. The Applicant submitted a check for said amount on March 1, 2019 which allowed Mr. Garner to begin his review. On March 11th, Mr. Garner and Mr. Gilday met in the field and were able to confirm that the line as flagged was accurate.

Motion by Joseph Berman to the ex-post hiring of Pat Garner; seconded by Alison Barlow; vote 5:0:0.

Motion by Ellen Freeman Roth to close the hearing and issue an Order of Resource Area Delineation, approving the wetland line; seconded by Rees Tulloss; vote 5:0:0.

8:23 p.m. Notice of Intent: 3 Driftwood Road; K. Ferris (owner, absent); D. Burke (Wetland Scientist)

The Applicant has filed this NOI for the construction of an addition on the house. Specifically, the proposed work includes a 6'x39', 2-story addition across the front of the house to be set on a 4-foot concrete frost wall, a vestibule covering the front stairs is also proposed at what is the front door to the building. All work is at or outside of the 50' buffer to island banks. No trees will be removed and no grade changes are proposed. Any disturbed areas will be stabilized immediately using loam and seed. Erosion control barrier in the form of 10" straw wattles will be installed along the limit of work. Motion by Joseph Berman to close the hearing and issue an Order of Conditions approving the project; seconded by Ellen Freeman Roth; vote 5:0:0.

Special Condition: All stockpiled material shall be placed outside the 100-foot buffer zone.

8:33 p.m. Cont. Notice of Intent: South Side Drainage Project; Steve Fogg, Town of Weston

The Applicant has filed this NOI for the following work associated with Phase II of the South Side Drainage Project: improvements of the spillway and installation of a new outlet at the pond behind 19 Pond Brook Circle; replacement of an existing 24" culvert with a 42" RCP culvert at 466 Glen Road and removal of accumulated sediment within a portion of the stream channel and restoration of the stream banks at 466 Glen Road. Portions of the work will occur within Wetland Resource Areas and the 100-foot buffer zone. Mr. Fogg reviewed the minor changes made on the plans from the last meeting. Sheet C-5 shows that 4 trees and 16 native shrubs will

be planted around the new pond spillway. Sheet C-7 added a list of native plants that would be considered for planting along the stream bank at 466 Glen Road. Sheet C-13 added additional details.

Ellen Freeman Roth submitted an Affidavit regarding the Mullin Rule Statute, MGL c.39 s.23D, and indicated that she missed the Conservation Commission meeting on 1/29/19. Alison Barlow submitted an Affidavit regarding the Mullin Rule Statute, MGL c.39 s.23D, and indicated that she missed the Conservation Commission meeting on 2/26/19. Ms. Roth and Ms. Barlow each stated that she had reviewed the minutes from the meeting she had missed.

The following landowners submitted confirmation that they have granted temporary and permanent easements for the proposed drainage infrastructure improvements and authorized the town to fine the NOI on this project: Michael Epstein of 23 Ledgewood Road and Scott Wolf of 19 Pond Brook Circle. Although the owner of 466 Glen Road did not submit this confirmation letter, it was the opinion of Town Counsel that the NOI does not need to be signed by all of the owners since the Town has easements in place.

The Commission reviewed the draft Findings and Fact and Special conditions the Agent had prepared. Motion by Joseph Berman to close the hearing and issue an Order of Conditions approving the project; seconded by Rees Tulloss; vote 5:0:0.

8:45 p.m. Informational Meeting – 510-518-540 South Ave; Jonathan Buchman, Banner Construction.
Jonathan Buchman of Banner Construction presented the preliminary plans to build residential multifamily rental units at 510-518-540 South Ave. This was an informational session only.

The Project locus consists of 9.5 acres on three separate parcels. Of this, 2.7 acres is considered Bordering Vegetated Wetland (BVW). The owner proposes to install 200-275 rental units with a parking garage. The existing driveway on 518 South Ave will be used as an emergency access for police/fire and an exit only for the general public. The applicant indicated that the existing driveway will be paved and widened per fire department requirements. In addition, the Applicant is looking at adding a sidewalk. This will require some new impact in the 25-foot No Disturb Zone (NDZ). The Commission indicated that the applicant will be asked to avoid or minimize to the maximum extent practicable any work in the NDZ. The Applicant is amenable to improving the existing stormwater swale located at the corner of 518 South Ave. and South Ave.

9:30 p.m. Cont. Admin. Matters

Other Matters – The Agent updated the Commission that the developers of 751 Boston Post Road have filed their Site Approval Request with the Mass Housing Finance Agency. The Selectmen have requested board/committee comments by 3/26/19. Since the Commission is not meeting again until 3/26/19, the Commission has authorized the Agent and Chair to draft a comment letter for the Commission to formally review at the beginning of the meeting on 3/26/19.

Next Con Com Meeting will be March 26, 2019.

Meeting adjourned at 9:40 p.m.