

Weston Conservation Commission - Public Meeting Minutes
September 3, 2019
Approved: September 17, 2019

Members Present: Alison Barlow, Joseph Berman, Cynthia Chapra, Josh Feinblum, Rebecca Loveys, Ellen Freeman Roth, and Rees Tulloss
Conservation Staff: Michele Grzenda
Others Present: See Sign-in Sheet

7:30 p.m. Req. for Minor Plan Change – 12 Westerly Road (DEP# 337-1295) P. Barsamian, (Applicant)

The WCC issued an OOC on this property on 5/18/17 for the construction of a replacement home. The OOC required for mitigation, the restoration of a portion of the NDZ with native plantings. The house has been constructed and a temporary occupancy permit has been issued. However, the yard is still unstable and the restoration area has not been installed yet. Now, the new homeowners at 12 Westerly would like to have a generator installed within the approved limit of work and outside the 25' No Disturb Zone (NDZ). The commission reviewed the generator plan which did not have the approved limit of work shown. It appeared that the proposed generator was positioned beyond the approved limit of work. The Commission requested that the applicant submit a revised plan showing the proposed generator location and include the approved limit of work line on that plan. Motion by Rees Tulloss to allow the Agent to approve the generator contingent upon the applicant submitting a revised plan which shows the proposed generator location within the approved limit of work area and outside the NDZ. The motion was seconded by Josh Feinblum. In addition, the Agent will include in the approval memo a request that restoration plantings be conducted this fall. The Agent reminded the applicant that restoration area shall be monitored for two growing seasons and that the Commission does not normally sign off on an occupancy permit until all conditions of the OOC have been fulfilled. The Agent will arrange a meeting with the Applicant to conduct a site visit to ensure the erosion controls are being maintained.

7:30 p.m. Admin. Matters

The Community Preservation Committee Chair requested the Conservation Commission appoint a new Representative to the CPC as the Commission's former CPC Representative, Laurie Bent, left the Commission. Discussion ensued. At this time, the Commission will not appoint a representative to the CPC.

7:40 p.m. Cont. Notice of Intent: 416 Conant Road; J. Shotwell; Karen Skinner

This is a continued hearing for a NOI submitted to construct a replacement septic system. The original filing showed the proposed replacement septic system to be constructed in the backyard. Upon review of the site, the Agent discovered the wetland located behind the house was underestimated in size and location. After hiring Pat Garner, the wetland was expanded considerably. Due to the close proximity of the wetland and the fact that the wetland is part of the Cambridge Water Supply Tributary, the Applicant redesigned the location of the septic system to be installed in the front yard, further away from the wetland. Therefore, the only proposed work within the buffer zone is the installation of a relocated drinking well and the abandonment of the existing cesspool. The existing system will be pumped, filled with sand, and crushed. Erosion control consisting of a compost filter sock will be installed along the revised limit of work area. Closest work to wetland will be 30-feet in one small area. The Agent was concerned that the erosion controls would need to be adjusted to allow for appropriate access to install the well, however, she defers to the engineering firm on that matter. Ms. Skinner will submit a revised plan showing room for sufficient access should it be needed. She re-affirmed that no trees will be cut within the 100-foot buffer zone as part of this project. Motion by Cynthia Chapra to close the hearing and issue an Order of Conditions approving the project; seconded by Rebecca Loveys; vote 7:0:0.

7:55 p.m. Request for Determination of Applicability: 43 Pineroft Road; Travis Brown and Matt Donnan (Andrews Survey & Engineering, Inc.)

The Applicant has requested the Weston Conservation Commission determine whether any portion of 43 Pineroft Road is subject to the Wetlands Protection Act. The property consists of a single family house and driveway. There is a low lying depression in the front of the property that collects water in the spring/summer months and functions as an isolated vegetated wetland. The wetland delineation was performed on Aug. 7, 2019 by B&C Associates, Inc. and the closed basin depression associated with a portion of the IVW qualifies as an Isolated Land Subject to Flooding (ILSF). The Commission agreed that the area in question does not appear to be bordering to any other resource area and therefore qualifies as ILSF. The Applicant reminded the Commission that ILSF does not have a buffer zone according to the WPA. The Agent discovered a 2005 plan from 21 Lantern Lane which showed a BVW directly across the street from 43 Pineroft Road. It was the Agent's opinion that the 100-foot buffer zone from the BVW extends onto a portion of the property. Discussion ensued. Motion by Josh Feinblum to issue a Positive Determination of Applicability asserting that (2a) the wetland resource area shown on the plan as ILSF is accurate and (2b) that the BVW across the street from the property was not shown on the plan, however, any work proposed within 100-feet of that BVW will need Conservation Commission review and approval. The motion was seconded by Rees Tulloss; vote 7:0:0. Since the applicant wishes to begin demolition of the existing house, some site preparation is needed, including the removal of 5 trees which are located in the buffer zone to the BVW. Motion by Cynthia Chapra to allow the applicant to remove the 5 trees within the buffer zone, contingent upon the erosion controls being properly installed as shown on the plan. Seconded by Rees Tulloss; vote 5:1:1. No other work within 100-feet of the BVW may occur until the applicant files another RDA and receives approval.

8:15 p.m. Request to install Town Compost Site at Community Gardens; Theo and Nathaniel Luu

The Luu brothers have started running a pilot Community Compost program at the Weston Community Garden (WCG). Specifically, they have been collecting food scraps from 7 families in town and using a bio-digester to compost the material at their Community Garden Plot. The Luus now wish to expand the program by constructing a 3-bin composter with community members. The compost bins would be made of pallets donated by Ogilvie's Hardware Store. The Luus wish to use their garden plot year round and expand the compost program to include additional family and the elementary schools. During the months when WCG is closed, 2-3 five gallon buckets with lids would be placed at the entrance on Drop-off Day (1x/week) to collect uncooked fruit/vegetable scraps, coffee grounds and tea leaves from a few Weston families. The Commission acknowledged the creativity and dedication the Luus showed in this project, however, some concerns were raised regarding the use of the Community Garden (i.e. it's Selectmen land so their permission is needed, it's closed in winter and open compost bins would attract wildlife). The Commission believes this should be a town-wide discussion and a better place for this would be the transfer station. The Luus should speak to the Selectmen about this initiative. The hope would be that when a new Transfer Station director is hired, this matter could be discussed with that individual. The agent will connect the Luus to the Selectmen to have further discussions. The Luus may continue the pilot program with the biodigester and 7 families for the time being but that the collection must cease by November, when the garden closes.

8:40 p.m. Request to replace shed and install fence: 30 Warren Ave. Lynn Zhou

The owner wishes to replace an existing 10'x 9' shed with a new 10'x 12' shed. The existing shed is located in the 100-year flood zone (elevation 158'). The Commission suggested the landowner file a Request for Determination of Applicability and propose the shed be built on footings so that it won't displace additional flood storage capacity.

9:05 p.m. Request for Minor Plan Change: 21 Center Street (DEP# 337-1275AA)

The project involves the construction of a parking deck behind Brothers Supermarket. The project is moving ahead and the applicant is installing the new water quality unit (WQI-2 basin) associated with the stormwater improvements. The intention was to tie into an existing stormwater pipe and ditch on the edge of the parking area. However, WQI-2 basin is 6" lower than the existing pipe that it was to connect into. Therefore, the existing stormwater pipe needs to be lowered and the ditch needs to be cleaned out as there is a significant amount of sediment build-up. The Applicant proposes to perform the following work to maintain positive flow from the WQI-2 basin to the drainage swale located behind the property: (1) Remove minimal vegetation along swale to install erosion control barriers; (2) Remove and reinstall either the existing drainage pipe, or install a new drainage pipe to a new concrete headwall; (3) Clean out the existing drainage swale to allow for positive flow; (4) Furnish and Install Geo-grid fabric in the swale; (5) furnish and Install 6-8' stone on top of the geo grid fabric for stabilization. Motion by Alison Barlow to approve the work as a minor plan change; seconded by Cynthia Chapra; vote 7:0:0.

9:30 p.m. Admin. Matters (these matters may happen any time during the evening)

1. Approval of 8/13/19 Con Com minutes - motion by Josh Feinblum to approve; seconded by Rebecca Loveys; vote: 6:0:2.
2. Signing of bills and documents
3. WCC approved a Trail Use Permit Request for a Horse Event on Sept. 22, 2019 at Dickson Riding Ring and Jericho Town Forest
4. Request to cut trees – 95 Newton Street – the owner had an arborist look at a number of dead/declining trees and requested to remove 5 trees in the buffer zone to BVW: There are two dead ash trees along the wetland edge and she wishes to top them due to safety concerns; three trees are approx. 30-feet from the wetland edge and are either dead or in decline. No ground disturbance is proposed. All equipment will remain on paved or lawn surfaces. There will be no lawn expansion. The Commission approved the proposed tree cutting and asked the Agent to remind the owner of her OOC obligation which required an area downgradient of the installed boulders to grow in a natural state and therefore mowing should cease. The Agent will send the owner a memo.
5. The Conservation Office has received a number of complaints about ongoing dumping at the Young Road Trailhead and at the end of Old Coach Road; both areas abut Conservation Land. The Commission approved the No Dumping Signs to be installed at both of these locations.
6. Discussion – Should Weston consider a Wetlands Bylaw - Tabled
7. Pine Brook Country Club requested permission to cut an approximately 10-foot swath of invasive vegetation blanketing the edge of the Conservation Land adjacent to one of their greens. In addition, PPCC wishes to remove three pine trees on Conservation Land which they feel are impacting their property. The WCC will consider allowing said work on WCC land contingent upon PPCC putting together a long-term plan with details describing what kind of work is proposed, and how the area will be restored with native vegetation. PPCC will be asked to attend a meeting to discuss the proposal.
8. Next Con Com Meeting will be Sept. 17, 2019

Meeting adjourned at 10:00 p.m.