

Weston Conservation Commission (WCC) - Public Meeting Minutes

October 17th, 2023

Approved: November 7th, 2023

Members Participating: Joe Berman (Chair), Rees Tullos, Alison Barlow, Sean Rush, Rob Mosher, Ellen Freeman Roth

Members Absent: Glenn Butcher

Conservation Staff: Joshua Baker, Jordan McCarron

Notes: Under current state law public bodies may continue holding hybrid and fully remote meetings, without a quorum of the public body physically present, as long as adequate, alternative access is provided. As such, no in-person attendance of members of the public was available but every effort was made to ensure that the public could adequately access the proceedings in real time including a dial-in option.

Joe Berman, Chair, opened the meeting at 7:30 pm with an opportunity for public comment.

Hearing none, the following hearings and meetings were taken up in order.

Cont. Notice of Intent: 4 Briar Lane, DEP 337-1462; H. Lu

Rich Kirby, LEC Environmental, provided an overview of the project which included the demolition of an existing single-family home and the construction of a new home. The new house will be pulled out of the 25-foot No Disturb Zone, which will then be restored according to a planting plan to be submitted to the Commission and then demarcated with permanent markers. Impervious surface will be reduced with the new construction

Ellen Freeman Roth, Commissioner, inquired if the new structure will fall within the 50-foot Buffer Zone to the Bordering Vegetative Wetland. Kirby answered, stating that the new structure will approximate the footprint of the existing structure, which is outside the 50-foot Buffer Zone but within the 100-foot Buffer Zone.

Rees Tullos, Commissioner, questioned if there will be a foundation drain. Kirby answered that the foundation will have a drain that daylight to a riprap pad just outside of the 25-foot No Disturb Zone.

A motion to close the Notice of Intent hearing for 4 Briar Lane, DEP 337-1463, and issue an Order of Conditions with special conditions that include a construction detail for the foundation drain, specifics on the permanent demarcation of the 25-foot No Disturb Zone, and contingent on the issuance of a Stormwater Management Permit was made by Rob Mosher; seconded by Sean Rush. Roll call vote 6-0 in favor.

Request for Determination of Applicability: 412 Highland St, RDA 2023-13; L. Revers

George Conners, Connerstone Engineering, provided an overview of the project which includes the installation of an irrigation well as well as an electric line that will run under an existing gravel road that passes through a Buffer Zone projected by an onsite Bordering Vegetative Wetland. All impacts will be temporary, as the installations will be done subsurface.

Rees Tulloss, Commissioner, commented that the project was considerably easy and would have low impact on the site. Alison Barlow, Commissioner, added that the site is relatively flat. It was determined that any trenching done for the electric line would be backfilled immediately after being dug due to the nature of the project, making any erosion impacts minimal to none.

A motion to issue a Negative 3 Determination of Applicability for 412 Highland Street, DPA 2023-13, was made by Alison Barlow; seconded by Ellen Freeman Roth. Roll call vote 6-0 in favor.

Cont. Notice of Intent: 21 Warren Place, DEP 337-1475; M. McDade

The applicant has requested via email a continuance to November 7th, 2023 at 8:00 PM.

A motion to continue the Notice of Intent hearing for 21 Warren Place, DEP 337-1475, to November 7th, 2023 at 8:00 PM at the request of the applicant was made by Rees Tullos; seconded by Sean Rush. Roll call vote 6-0 in favor.

Notice of Intent: 444 Glen Rd, DEP 337-1477; H. Phoenix

Vito Colonna, Connerstone Engineering, provided an overview of the project which includes the removal of existing cesspools and installation of a new septic system. Due to the ledge present on site as well as the wetlands present, the placement of the new leeching field was restricted to what is currently a corner of the driveway turnaround. This area will be removed and raised then seeded as turf lawn, decreasing impervious surface as a result.

The Commission inquired how the work for the trenching of the forced main and relocation of the water service will be conducted. Colonna answered that the trenching would be of minimal impact and be trenched through unmaintained groundcover which will be restored with an upland conservation mix.

A motion to close the Notice of Intent hearing for 444 Glen Road, DEP 337-1477, and issue an Order of Conditions contingent on approval by the Board of Health and the issuance of a Stormwater Permit was made by Sean Rush; seconded by Rob Mosher. Roll call vote 6-0 in favor.

Notice of Intent: 266 North Ave, DEP 337-1478; S. Ke

Mitch Maslanka, Goddard Consulting, provided an overview of the project as well as the Enforcement Order that was issued in May of 2023 for the illegal fill and alteration of Riverfront Area associated with Stony Brook. The new project includes the extension of the existing driveway as well as the installation of a fence. The project site is currently over the 10% disturbance threshold referred to in the Riverfront Area Redevelopment Standards under 310 CMR 10.58(5). As such, the applicant is proposing to restore 2,577 square feet of disturbed area to offset the total proposition of 2,142 square feet of additional degraded/impervious cover that will occur due to this project. The increase in impervious surface will be treated with a stormwater infiltration system that is proposed under the driveway expansion.

Rees Tullos, Commissioner, inquired about the maintenance of the stormwater system. Maslanka confirmed that an O&M plan will be included in the stormwater submittal and can be included as a pre-construction condition for the project.

Alison Barlow, Commissioner, asked where the new fence will be located. Maslanka answered that the new fence will be located along the edge of the existing lawn and inside the proposed restoration area. Barlow further questioned how it can be ensured that any soil brought in for restoration work is clean. Maslanka said that they will be using a vendor that they have historically used which has produced no evidence of invasive plants.

Ellen Freeman Roth, Commissioner, reminded Maslanka that the installed fence should allow passage for wildlife.

Rob Mosher, Commissioner, inquired if the applicant would consider using pervious pavement. Maslanka answered that they are not considering at this time.

Maslanka noted that if construction doesn't commence this current year, then they will develop a plan to stabilize the dug-out driveway.

A motion to continue the Notice of Intent hearing for 266 North Avenue, DEP 337-1478, by request of the applicant, to November 7th, 2023 at 8:30 PM was made by Sean Rush; seconded by Ellen Freeman Roth. Roll call vote 6-0 in favor.

The following Administrative Matters were discussed throughout the meeting:

Approval of 10/3/2023 Conservation Commission Meeting Minutes:

A motion to approve the 10/3/2023 Conservation Commission meeting minutes as amended was made by Rees Tulloss; seconded by Ellen Freeman Roth. Roll call vote 6-0 in favor.

Jordan McCarron, Conservation Administrator, provided the following land management updates:

- MDAR has discovered an infestation of spotted lanternfly in Weston. Spotted lanternfly is an emerging invasive pest in Massachusetts that impacts several species such as grape and Tree of Heaven. MDAR is suggesting that Weston Residents report it if they find any on their property.
- Trail head sun screen dispensers are being removed for the season this coming Thursday.
- The Case Estates Wildflower Planting for second-graders supported by the Commission in May commenced last week with several hundred plantings of sensitive native plants. A rain barrel will be acquired for the site.
- The Cambridge School of Weston volunteered to lay down gravel at several wet/low areas at Cat Rock; Joel Angiolillo led the group.
- The next Stewardship Saturday will be on 10/21 at the Green Power Field. The project will be moving the trails away from the meadow to reduce mowing maintenance.
- **Other Matters**
 - Trail Management and Strategy meeting is scheduled for November 9th, 2-4
 - Joe Berman, Chair, gave the overview on this and then suggested the Commission should have three representatives.
 - Alison Barlow, Commissioner, suggested that the larger picture of how the WFTA and the WCD co-manage all the open space resources be discussed.