



*Wellesley*  
MASSACHUSETTS

Wellesley Town Offices  
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## **Wetlands Protection Committee Minutes 01/09/2020**

Town of Wellesley  
Wetlands Protection Committee  
Meeting Minutes  
January 9, 2020

Meeting Location:  
Kingsbury Room, Wellesley Police Station  
485 Washington Street  
Wellesley, MA 02482

Approved 1/30/2020

Members Present: Richard Howell, Chair; Pete Jones, Vice Chair; John Adams, Secretary; Toby Stover; Ellie McLane, Associate Member

Members Not Present: Jim McLaren

Staff Present: Julie Meyer (Wetlands Administrator)

Guests: Mitch Maslanka; Alicia Abad; Blair Hines; Sally Watts; Richard Watts; Robert Hutchinson; Mark Beaudry; Janice Weldon; Michael Doherty; Guy Yehiav

### **6:30 pm - Official Start**

#### **Administrative Business (J. Meyer)**

- December 19, 2019 Meeting Minutes – J. Adams emailed typographical corrections to J. Meyer ahead of the meeting. The WPC agreed that the minutes should state that P. Jones took over the meeting during the 130-136 Worcester Street hearing. J. Adams made, and P. Jones seconded, a motion to approve the December 19, 2019 Meeting Minutes with the discussed changes. The WPC voted all in favor to approve the December 19, 2019 Meeting Minutes with the discussed changes.
- Peer Review Invoices – J. Meyer stated that Patrick Garner, peer reviewer for 900 Worcester Street, submitted an invoice for his work. She stated that there were no red flags. She also stated that John Chessia submitted an invoice for his peer review at the Wellesley Plaza project.

- Active Matters
  - **300 Wellesley Avenue/228 Forest Street** – J. Meyer stated that Mike Toohill sent her clarifications regarding the cutting done in Phase I. The applicant is done with Phase I and do not have approval to move on to Phase II. It was discussed that if the applicant wants to remove more trees, then they will either need to file for an Amended Order of Conditions or submit a new Notice of Intent. It was also discussed that they should look into the cumulative effect of all of the projects and changes at the site.
  - **106 Central Street, Certificates of Compliance** - J. Meyer stated that Wellesley College submitted an updated spreadsheet for outstanding projects. She stated that they have one more Certificate of Compliance to close.
  - **106 Central Street, Wetland Violation** – J. Meyer said that she did not send the Letter of Violation to Wellesley College yet. She said that the applicant is aware that the letter is coming.
- MACC Conservation Quarterly – J. Meyer mentioned the MACC Conservation Quarterly. She said that this information comes via email and is a good read.
- MACC Handbook – J. Meyer advised the WPC members that if they want the MACC Handbook, then they should buy it off of the website and send in a receipt for reimbursement.
- 26 Morses Pond Road – J. Meyer stated that the applicants at 26 Morses Pond Road checked in via email stating that they do not have any updates yet. She said that they should hear from the applicants by the next meeting.
- MACC Conference - J. Meyer stated that the MACC Annual Conference will be held 2/29/20.

**Public Meeting Open** (Chairman)

**7:00 pm Public Voice** (J. Meyer)

No one was present for public voice.

**Public Hearings – New and Continued\*** (Committee)

**102 Abbott Road - MA DEP 324-0935** (*continued NOI*)

**People Present:** Dan Wells; Blair Hines; Alicia Abad

**Decision:** Continued to the next hearing.

**Special Conditions:**

- Reference the O and M plan
- Count the bluestone pavers as impervious surface and accept the associated maintenance plan

**Action Items:**

**Administrator:** Draft OOC and send to applicant/WPC.

**Applicant:** None

**20 & 40 William Street - MA DEP 324-0930** (*continued NOI*)

**People Present:** No one was present

**Decision:** Continued ahead of the meeting.

**Special Conditions:** None

**Action Items:**

**Administrator:** None

**Applicant:** None

**10 Paine Street - MA DEP 324-0927** (*continued NOI*)

**People Present:** No one was present

**Decision:** T. Stover made, and P. Jones seconded, a motion to close and approve the Order of Conditions for 10 Paine Street with the discussed changes under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to close and approve the Order of Conditions for 10 Paine Street with the discussed changes under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.

**Special Conditions:** "To mitigate for the violation" should be added to the project summary.

**Action Items:**

**Administrator:** Finalize and issue the OOC to the applicant.

**Applicant:** None

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**442-45 Washington Street, 10 & 16 State Street - MA DEP 324-0920** *(continued NOI)*

**People Present:** Mark Beaudry; Mike Doherty; Janice Weldon

**Abutter Testimony:** Rob Hutchinson was present. He stated that the abutters have not heard if the plan will work and said that all of the review has been very technical. He also asked if the peer reviewers report is open to the public. The WPC replied that all of the project documents are open to the public and are accessible in the NRC office.

**Decision:**

- T. Stover made, and P. Jones seconded, a motion to approve the additional escrow for the completion of the peer review. The WPC voted all in favor to approve the additional escrow for the completion of the peer review.
- Continued to the next hearing.

**Special Conditions:** Have peer reviewer monitor during construction of project

**Action Items:**

**Administrator:**

- Have peer reviewer complete their assessment.
- Have peer reviewer address TSS and discharging.

**Applicant:** Submit additional escrow check for completion of peer review.

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**1 Pickerel Road - MA DEP 324-0934** *(continued NOI)*

**People Present:** Guy Yehiav

**Decision:** J. Adams made, and P. Jones seconded, a motion to approve Exhibit A and close and approve the Order of Conditions for 1 Pickerel Road under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to approve Exhibit A and close and approve the Order of Conditions for 1 Pickerel Road under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.

**Special Conditions:** The applicant must file for an Amended Order of Conditions for mitigation if they get approval from the NRC to do mitigation work on Town land.

**Action Items:**

**Administrator:** Issue the OOC to the applicant.

**Applicant:** Propose mitigation work to the NRC.

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**300 Wellesley Avenue and 228 Forest Street - MA DEP 324-0929** *(continued NOI)*

**People Present:** No one was present

**Decision:** J. Adams made, and P. Jones seconded, a motion to close and approve the Order of Conditions for 300 Wellesley Avenue/228 Forest Street under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to close and approve the Order of Conditions for 300 Wellesley Avenue/228 Forest Street under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.

**Special Conditions:** None

**Action Items:**

**Administrator:**

- Change language from inner riparian to 100' buffer zone.
- Insert the site walk date.
- Update the plan date.
- Issue the OOC to the applicant.

**Applicant:** None

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**Adjournment (Chairman)**

J. Adams made, and P. Jones seconded, a motion to adjourn the meeting. The WPC voted all in favor to adjourn the meeting at 8:46 pm.