



Wellesley

MASSACHUSETTS

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Town of Wellesley
Wetlands Protection Committee (WPC)
Meeting Minutes
January 19, 2023 – 6:30 p.m.

Meeting Location:
Online Meeting

Voted to Approve March 2, 2023

Members Present: Ellie McLane, Chair; Peter Jones, Vice Chair; John Adams, Secretary; Kevin Hanron; Douglas Hersh, Associate Member; Eben Scanlon, Associate Member

Members Not Present: James McLaren

Staff Present: Julie Meyer, Wetlands Administrator

Guests: Tom Schutz, Goddard Consulting; Andrea Kendall, LEC Environmental Consultants; Sam Soderholm, Soderholm Custom Builders, Inc; Brian Nelson, MetroWest Engineering; David Kelley, Meridian Assoc; Mark Pattin, Robert Hanss, Inc; Nick Kondek, Highpoint Engineering; Desheng Wang, Creative Land & Water Engineering; Paul McManus, EcoTec, Inc; Verne Porter; Joyce Hastings, GLM Engineering; Michael Sharp

Public Voice: none

6:35 pm Administrative Business (Admin)

6:35 pm (Meeting Opened)

Chair E. McLane opened the remote meeting on Zoom. The members made a motion and approved by a unanimous 4-0 roll-call vote to move to Executive Session.

6:40 Executive Session Opened

The WPC left the remote meeting for an Executive Session under Article 2A1 purpose 3 on a Teams link.

7:00 Meeting Resumed

The WPC returned to the open session at approximately 7:00.

1. The WPC decided to wait to approve the 12/29/2022 regular meeting minutes and the 1/12/23 retreat minutes on the 2/9/23 meeting date.
2. Secretary J. Adams made a motion to approve the 2023 WPC Meeting Dates and Deadlines. K. Hanron seconded the motion, and it was approved by roll-call vote, 4-0.

Active Matters (Admin)

1. **132 Glen Rd** – (draft enforcement order) –T. Schutz, Goddard Construction summarized the extent of unpermitted alterations of jurisdictional Riverfront Area. The WPC stated that they would accept an after-the--fact NOI. The WPC discussed dates for receipt of the NOI that would be feasible for the consultants and owner. P. Jones asked whether to issue a fine was justified in this instance. The WPC decided without a vote that a fine may be issued if the NOI is not received by March 2, 2023.

7:26 pm Public Meeting Open (Chair)

Chair E. McLane read ground rules for the meeting. Vice Chair P. Jones made a motion to delegate signatures of the Wetland Protection Committee (WPC) to the Wetlands Administrator for this meeting and it was approved by a 4-0 vote.

Public Voice (Chair)

No one pre-registered for the Zoom webinar, provided as an alternative to the conference line.

7:26 pm Public Hearings and Meetings (Committee)

1. 37 Ravine Rd (new request to extend OOC, dated 12/15/2022) MA-DEP file # 324-0880; Applicant: Soderholm Custom Builders, Inc., and Sean and Janna O’Neill; for raze and rebuild in the Buffer Zone, permit to expire 1/21/2023.

People Present: Andrea Kendall, LEC Environmental Consultants; Sam Soderholm, Soderholm Custom Builders, Inc.

New Information/Discussion: Consultant A. Kendall representing Soderholm Builders asked for an extension to the Order of Conditions to complete monitoring of buffer zone plantings. She reported that the completed work includes new house construction, driveway, pool and pool house foundation, stormwater drainage systems, stream channel construction, wetland creation, buffer zone plantings. She further explained that the construction of the pool and pool house remain unfinished as well as hardscape construction and some landscaping within the Buffer Zone. She said the construction should be completed by July. The extension would allow time to complete the required monitoring of plants to ensure survivability.

Decision: Vice Chair P. Jones made a motion to grant a three-year extension of an OOC under the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw, Secretary J. Adams seconded the motion and it was approved, 4-0.

Actions:

Administrator: issue a 3-year Extension to the OOC

2. 47 Carisbrooke Rd (cont NOI) – MA-DEP file # 324-1014; Applicant: M & A. Marx; pool and landscaping in Riverfront Area.

People Present: Brian Nelson, Metrowest Engineering

New Information/Discussion: Consultant B. Nelson updated the WPC as to how the project now complies with Riverfront Area re-development performance standards and reviewed a plant schedule and plan for a mitigation area. J. Adams suggested the applicants should file a request for a waiver of performance standards. Chair E. McLane suggests improving the planting plans by adding some trees.

Decision: Continued with consent of the applicant to the next meeting on February 2, 2023.

Actions:

Applicant: B. Nelson will fill out the waiver request and add the trees to the revised plans.

3. 179 Winding River Rd (*cont* extension request to OOC) was continued at the request of the applicant to the next meeting on February 2, 2023.

3. 209 Cliff Rd. (*cont* NOI) – MA-DEP file # 324-1012: Applicant R. Hanss, Inc; landscape improvements and pool reconstruction within the 100-ft buffer zone.

People Present: David Kelley, Meridian Assoc; Mark Pattin, Robert Hanss, Inc.

New Information: D. Kelley from Meridian Assoc. shared the updating planting plan with addition of trees suggested by the WPC. D. Kelley shared the homeowners decided to pay the fine instead of mitigation for the trees that were cut on the other side of the stream.

Discussion: Consultant M. Pattin presented a revised planting plan. Vice Chair P. Jones asked about the choice to plant Norway spruce. K. Hanron shared a concern for the choice to plant Canadian hemlocks, due to their propensity to be afflicted by woolly adelgid. M. Pattin responded that the owners are aware of the need to provide ongoing tree care. The Wetlands Administrator stated that the WPC might condition that the tree care maintenance plan presented with the current revised plans be recorded along with the OOC. P. Jones asked about the placement of redbud trees. Chair E. McLane asked how they will treat the plantings once the fence is up.

Decision: Continued with consent of the applicant to the next meeting on February 2, 2023.

Actions:

Applicant: Adjust plan to consider trees species requiring less maintenance where possible

Administrator: Draft an Order of Conditions with a special condition to record the tree care plan separately along with the OOC.

5. 1 Springdale Av (*cont* NOI) MA DEP file # 324-1013 was continued at the request of the applicant to the next meeting on February 2, 2023.

6. 96 Worcester St (SunLife Executive Park) (*cont* NOI) – MA-DEP file # 324-1011: Applicant: Sun Life Assurance Company of Canada (Sun-Life); Owner: Worcester Street Ground Owner, LLC; new entranceways and landscaping improvements.

People Present: Nick Kondek, HighPoint Engineering

New Information/Discussion: Consulting Engineer N. Kondek reviewed the revised planting plan. The changes removed two non-native species. Chair E. McLane asked about the alternatives analysis within the provided waiver request. N. Kondek explained the analysis to the WPC. Vice Chair P. Jones asked about the placement of the trumpet vine. N. Kondek explained its role in the design. Associate member E. Scanlon stated that he felt the alternative was an acceptable plan. The WA reviewed aloud the waiver and stated it will be added to the OOC.

Decision: Secretary J. Adams motioned to approve the waiver request. P. Jones seconded the motion to approve the request. It was approved by roll-call vote, 4-0.

Decision: J. Adams made a motion to issue the OOC under the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. P. Jones seconded the motion, and it was approved, 4-0.

Actions:

Applicant: Submit a COC for the previous active OOC.

Administrator: Issue the OOC.

8. 3 Stevens St (cont NOI) – MA-DEP file #324-1009; Applicant: R. and A. Ott; an addition in Buffer Zone and Riverfront Area.

People Present: Desheng Wang, Creative Land & Water Engineering; Owners R. and A. Ott

New Information/Discussion: Consulting Engineer D. Wang shared a revised plan showing now that a patio of 162-sf will be removed and revising the new total increase in impervious area to be 222-sf. The consultant then presented a mitigation proposal to meet the redevelopment criteria for Riverfront Area, showing the addition of six native shrubs along the border of the parcel where it abuts Town Land, along with a 100-sf enhancement planting area. Chair E. McLane suggested the WPC include a special condition referencing the encroachment to Town land.

Decision: Continue with the consent of the applicant to the next meeting on Feb. 9, 2023.

Actions:

Applicant: Provide an invoice for the arborvitae purchase to show evergreens are native *Thuja occidentalis* and not ‘Green Giant’ or another hybrid.

6. 9 Peirce Rd (New NOI) – MA-DEP file # 324-1015; Applicant D. Behrend, Behrend Construction; pool construction and tree removal in the Buffer Zone to a BVW and pond.

People Present: Paul McManus, EcoTec, Inc.; Verne Porter

New Information/Discussion: Chair E. McLane read aloud the text of Article 19 43E Wellesley General Bylaws concerning unpaid local taxes and fees. Consultant P. McManus presented plans for the new pool, tree removal, and pruning of overhanging tree branches. Member K. Hanron asked about the placement of the eastern red cedar. Chair E. McLane asked about if there are concerns about the ledge under the property and what will go into putting a pool in. P. McManus explained that there is a significant amount of fill and as such, the project should not encounter ledge. Wetlands Administrator J. Meyer asked about the plans to remove yard debris behind the wall on the wooded slope. P. McManus said the work will include removal of the pots, Christmas trees, and older landscaping debris and will clarify the plan to specify how this will be achieved. Vice Chair P. Jones suggested that the fallen trees on the slope be managed according to the guidance provided by the Massachusetts Best Management Practices manual.

Decision: Continue with the consent of the applicant to the next meeting of February 9, 2023.

Actions:

Applicant: Update planting and note on plan to remove landscape debris; consider the eastern red cedar and reference the Mass Forestry BMP Manual.

Administrator: Draft an OOC for an upcoming review and vote under the Wetlands Protection Act

9. 46 Pilgrim – (New NOI) MA-DEP File 324-0117: Applicant: M. Sharp; construct an in-ground trampoline, extend hardscape patio, add shed and parking space in Buffer Zone and Riverfront Area.

People Present: Joyce Hastings, GLM Engineering and owner Michael Sharpe

New Information/Discussion: Consulting Engineer J. Hastings presented the project to construct an in-ground trampoline, a new stone patio and outdoor kitchen, and a shed and a patio with porous pavers for trash bins; all work to be conducted within existing lawn. J. Hastings shared the planting plan which included 20 new native shrub species to be planted along the top of the bank of the brook. Chair E. McLane asked about the plan for the trampoline when it is removed. J. Hasting responded that a future owner would need to file a new NOI to replace the area with clean fill.

Decision: Continue with consent of the applicant to the next meeting on February 9, 2023.

Actions:

Applicant: Send a completed Request for a Waiver of Performance Standards to perform work in the 25-ft No-Disturbance Zone, and a check for the waiver fee.

Administrator: Draft an OOC.

9:36 PM Adjournment (Chair):

Pete Jones made a motion to adjourn. John Adams seconded the motion. The motion was approved by a 4-0 vote.