



*Wellesley*  
MASSACHUSETTS

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**Town of Wellesley  
Wetlands Protection Committee (WPC)  
Meeting Minutes  
January 28th, 2021**

**Meeting Location:**  
Online Meeting

Voted to Approve 2/18/21

**Members Present:** Richard Howell, Chair; Peter Jones, Vice Chair; John Adams, Secretary; Jim McLaren; Toby Stover

**Members Not Present:** Ellie McLane, Associate Member

**Staff Present:** Julie Meyer, Wetlands Administrator (WA)

**Call Hosted by Wellesley Media**

**Guests:** Paul McManus, Dean Behrend, Verne Porter, Frederick Geisel, Diane Simonelli, Daniel Ruiz, Lloyd Geisinger, Mary Trudeau, Debbie Anderson, Jay McHale, NRC Liaison

## **6:35 pm - Official Start**

### **6:35 pm Administrative Business (Admin)**

1. Pete Jones made a motion to approve the minutes from 12/17/2020 and 1/7/2021. Jim McLaren seconded the motion. The motion was approved by a 5-0 vote.
2. The WA announced the new Wetland Protection Committee's webpage where application documents will be uploaded for public access.
3. The WA asked the board to consider the idea of updating the bylaw regulations on the 5-year anniversary of the current edition. Richard Howell suggested a timeline: submit suggestions by December 2021 and vote on changes to be promulgated in May 2022. The WA suggested that the board set up a subcommittee to help streamline this process.
4. The WA announced the Massachusetts Dept of Ecological Restoration culvert grant program and reminded the board to send candidates for culvert upgrades, ideally located on public land, to the

- WA or direct to DPW Engineering.
- i. Toby Stover suggested Fuller Brook be looked at for undersized culverts as improvements there, together with an upgrade to the fish ladder by Grove Street, could have synergy for migrating fish.
  - ii. Pete Jones suggested the area behind 37 Walnut Street near the Wellesley side of Lower Falls by the Cordingly Dam, possibly on DCR land.
  - iii. The WA stated that suggestions sent by email were forwarded to DPW Engineering.
5. Jay McHale, from the Natural Resources Commission, was introduced. He will be acting as a liaison between the two boards and attending WPC meetings when NRC meetings do not conflict.

### **6:35 pm Active Matters (Admin)**

1. **Rt. 9-128** – Annual monitoring updates were included in the e-packet for the board members to review. No action is required.
2. **37 Ravine Rd** – Peer review monitoring update was provided; no action is required. Toby Stover requested the WA to follow-up to see if there were observations to confirm that the low-flow channel is present and functioning as designed, and to check if further low-flow channel monitoring is forthcoming.

### **7:00 pm Public Meeting Open (Chair)**

#### **Public Voice** (Chair)

Richard Howell read ground rules for the call.

### **7:00 pm Public Hearings and Meetings (Committee)**

1. Pete Jones made a motion to delegate signatures of the Wetland Protection Committee (WPC) to the WA for this meeting. Jim McLaren seconded the motion and it was approved by a 5-0 vote.
2. **265 Grove St** (New EO)  
**People Present:** Lloyd Geisinger  
**New Information:** A site walk was conducted in December 2020 by the WA and Mr. Jones. Trees had been cut on the property after an expired Order. The owner received a draft Enforcement Order and approved the conditions and requested additional time to give the owner's landscape architect time to reply to the applicant.  
**Decision:** Adjust compliance deadline for an additional 3 weeks.  
**Action Items:**
  - Landscape architect that worked on previous As-built Landscape Plan shall confirm numbers of trees cut in violation, and propose locations, sizes, and varieties of replanting.
  - WA to add removal of "end of right-of-way" signage on public trail that goes along the property to draft Enforcement Order.
  - Owner shall immediately remove the "end of right-of-way" signage on the public trail that goes along the property.
3. **15 Mayo Rd** (cont. NOI) – MA-DEP #324-0953 - Applicant: J. Derenzo; raze and rebuild in 100-ft Buffer Zone and Vernal Pool Habitat.  
**People Present:** Diane Simonelli, Debbie Anderson  
**New Information:** The peer review report was submitted and distributed to both the applicant team and the WPC. The applicant responded to the peer review via both written narrative as well as a revised plan; both were presented at the meeting but not received in advance by the WPC. A plan was discussed which proposed no encroachment into approximately 600qft of naturalized area of the

Vernal Pool Habitat - a change from the most recently presented plans to the Committee. The plans also showed a revision of mitigation plants – trees, shrubs, and ferns to be added if the WPC permits the removal of the 4 Norway maple trees.

**Discussion:** Discussion arose regarding when the timing of work should occur due to the migration of wetlands species and whether the board should grant a waiver to permit limited work of planting in the 25-foot NDZ.

**Decision:** Continued.

**Action Items:**

- WA to draft an OOC
- The waiver for working in the 25-foot NDZ will be denied
- Four Norway maples within the Vernal Pool Habitat are permitted to be removed, to be replaced with a native canopy tree in the approximate same location of the maples to be removed.
- Representative will contact applicant to confirm the new plan presented at the meeting is acceptable to the owner and communicate acceptance to the WA of all conditions.
- Special Conditions as discussed in this and all previous hearings will be added to the draft.

4. **36 Oakridge Rd** (*cont.* NOI) – MA-DEP #324-0965 - Applicant: D. Behrend; raze/rebuild in 100-foot Buffer Zone.

**People Present:** Paul McManus, Dean Behrend, Verne Porter

**New Information:** Draft Order of Conditions was distributed. DPW had submitted comments regarding the Stormwater Plan with recommendations of grading stakes and inspection of the fill. The soil being used as fill will be the soil that is excavated during the building of the new house's foundation.

**Decision:** Pete Jones made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. John Adams seconded the motion and it passed by a 5-0 vote. The waiver fee will not be waived.

**Action Items:**

- WA to issue OOC with condition:
  - WA to ensure stakes are installed that demarcates elevation extents of fill locations.

5. **12 Falmouth Rd** (New AOOC & Extension) - MA-DEP #324-0868 – Applicants: Q. & S. Reynolds; 7-foot addition off the back of garage in 100-foot Buffer Zone.

**People Present:** Frederick Geisel

**New Information:** Plans and a new stormwater report were presented.

**Decision:** Pete Jones made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. John Adams seconded the motion and it passed by a 5-0 vote.

**Action Items:** WA to issue an AOOC and a one-year Extension Permit.

6. **64 Halsey Ave** (New NOI) - MA-DEP #324-0966 - Applicant: R. Juliani; raze/rebuild with driveway, patio, and amenities in 100-foot Buffer Zone.

**People Present:** Diane Simonelli, Daniel Ruiz

**New Information:** Plans were presented. DPW provided a memo regarding the drainage infiltration system.

**Discussion:** Where is the fill coming from? What effect will a substantial volume of fill have on the wetland below? Will grading affect the trees on adjacent NRC land? Filtration in the stormwater

drains will be proposed for when construction vehicles enter and exit the project site. Why not use a larger infiltration system to avoid a 10-year storm flooding event?

**Decision:** continued

**Action Items:** WA to draft an OOC.

7. **1 Sunnyside Ave** (New NOI) - MA-DEP #324-9QRS - Applicant: N. Quadir; removal of 2 decks and a shed, foundation repair, drywell and trench construction for stormwater improvements in driveway, and repaving of existing driveway within same footprint in BVW, 100-foot Buffer Zone, and 200-foot Riverfront Area.

**People Present:** Mary Trudeau

**New Information:** Plans were presented.

**Decision:** Continued. The board agreed to approve the waiver to work in the 25-foot NDZ and waive the waiver fee.

**Action Items:** WA to draft an OOC with 1 condition:

- A low-impact excavator will be used within the lawn inside the 100-foot buffer zone and will stay uphill from the 25-foot No-Disturbance boundary.

8. **28 Cameron St (Hunnewell Elementary)** (New NOI) - MA-DEP #324-0967 - Applicant: S. Gagosian; demolition and reconstruction of school and grounds in Bordering Land Subject to Flooding and 200-foot Riverfront Area.

**People Present:**

**New Information:** Application was opened.

**Decision:** Continue to 2/18/2021 meeting

**Action Items:**

9. **15 The Waterway** (cont. NOI) - MA-DEP #324-0964 – Applicant: M. Quinn; construction of a new single-family home within Riverfront Area and 100-foot Buffer Zone

**People Present: none**

**New Information: none**

**Decision:** The applicant requested a continuance to the 2/18/2021 meeting

**Action Items:**

*Any urgent items not reasonably anticipated prior to 48 hours of meeting.*

### **9:30 pm Adjournment (Chairman):**

John Adams made a motion to adjourn the meeting. Jim McLaren seconded the motion. The motion was approved by a 5-0 vote.