



Wellesley

MASSACHUSETTS

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Wetlands Protection Committee Minutes 01/30/2020

Town of Wellesley
Wetlands Protection Committee
Meeting Minutes
January 30, 2020

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

Approved May 14, 2020

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

Members Not Present: none

Staff: Julie Meyer (Wetlands Administrator)

Guests: Brandon Schmitt, Dave Hickey, Daniel Cannata, Tracie Lendarth, Denise Kardosz, Dan Wells, George Ryan, Mark Manganello, David Hall, Peter Tamm, Scott Jordan, Bill Bergeron.

6:30 pm Official Start

Administrative Business

Minutes from January 9, 2020: John Adams motioned, P. Jones seconded a motion to accept the minutes as received after two typos are corrected. Minutes were accepted 5-0.

442 Washington St – A 2nd and final contract John Chessia for Wellesley Plaza was signed to finish the peer review with a focus on TMDL and other stormwater pollutants in light of Fuller Brook as an impaired waterway, and to review groundwater mounding analysis.

Hunnewell School: P. Jones brought up an item not on the agenda. P. Jones mentioned that at a Town Meeting related to funding for the new Hunnewell School architectural plans, proponents said they had met with the WPC and that the WPC had ok'd the project. Chairman R. Howell replied that he had attended a meeting with the feasibility study team and pointed out to them several things would require them to come before the WPC. The WPC agreed that there had been no board action. P. Jones asked for communication to be sent to the School Committee that any plans would need to come before the WPC for approval. Chairman Howell requested that P. Jones provide a written clarification that Chairman Howell could forward to the School Committee.

Meeting Preparation Materials: WPC member T. Stover requested that the Wetlands Administrator organize the electronic materials so that previously submitted materials would be easily accessible to keep track of plan revisions. The WPC decided that the Administrator should package past documents of record into the folder with new materials, along with a third folder for administrative notes if any, and to create a running summary sheet of all documents of record. T. Stover offered to work with the Wetlands Administrator on the method. The Wetlands Administrator suggested a standard file naming protocol.

Active Matters

100 William St – Administrative approval was sent for the removal of a standing dead tree within potential vernal pool habitat on the edge of the parking lot, based on photographs sent from the arborist.

18 Woodfield Rd – Administrative approval was sent for the removal of a tree within Riverfront Area in the outer riparian zone. A site visit was performed by the Wetlands Administrator with the arborist present.

26 Morses Pond Rd – announced by the Wetlands Administrator and not on the agenda: The wetlands consultant hired by the owners emailed photographs and a narrative update of status of the site clean-up and separation of the cut tree branches into habitat piles and softwood to be removed from site. The use of a chainsaw was discussed and the WPC asked the Wetlands Administrator to communicate the board's preference of biodegradable chainsaw oil (such as a vegetable oil like castor) to the consultant.

High school senior projects – – announced by Richard Howell, Chairman, and not on the agenda: Two seniors are interested in finding a project that would be useful to the NRC and or WPC (including the son of the Chairman). Brandon Schmitt NRC Director, who was present, offered to help them develop a project. Two suggestions were offered by the WPC members: buffer zone design for Morses Pond or a cost analysis for same, and a tree canopy analysis, similar to what Cambridge is doing.

Public Meeting Open (Chair)

7:00 Public Voice (J. Meyer)

Public Meetings

54 Riverdale Rd (COC Request)- MADEP # 324-0892

People Present: no one present.

Resource Areas: Riverfront Area

Decision: The Wetlands Administrator performed a site visit with P. Jones. The use of crushed stone instead of lawn was found by the Committee to have the same or reduced impact on infiltration. *J. Adams* motioned, and *P. Jones* seconded a motion to issue a Partial Certificate of Compliance.

The WPC voted all in favor to approve and issue a Partial COC (5-0). This item was placed on the agenda during administrative business at 6:30 and discussed before the open part of the meeting. The Partial COC

was voted on and the COC was signed after the Public Meeting was opened. Future non-hearings will be listed under the Public Meeting portion of the agenda. Boiler plate condition that requires owners to request a Partial Certificate of Compliance will be adjusted so eliminate the requirement.

Public Hearings – New and Continued* (Committee)

525 Washington St/Wakelin Way (new RDA); Applicant: Town of Wellesley; Project: replace bridge over Duck Pond in the Fuller Brook watershed

People Present: Brandon Schmitt, NRC Director; David Hickey, DPW Town Engineer

Resource Areas: Riverfront Area, Bank, Buffer Zone

Actions Taken: Dave Hickey presented the project and showed photos of the existing conditions. Purpose of the project is to replace the existing footbridge to meet code compliance, ADA accessibility, and reduce maintenance. Work consists of minor trimming of vegetation, no plant removal, minor trench excavation (a few cubic yards) to install a concrete frost wall. A silt fence and straw wattle will be used to protect against erosion and sedimentation into the stream. DPW will do the demo work.

Decision: J. Adams made a motion to issue a Positive Determination of Applicability and to require a Notice of Intent. P. Jones seconded. All voted in favor to issue a Positive Determination of Applicability and to require a Notice of Intent.

Special Conditions:

Action Items:

Administrator:

- Draft a Positive Determination of Applicability

Applicant:

- The previous delineation is acceptable for the NOI as the top of bank is clearly distinguishable and there is no BVW. No new delineation will be required.

Great Plain Av (new NOI) - MADEP # 324-0939

Applicant: Town of Wellesley

Project: roadway and pedestrian improvements in the Fuller Brook watershed, structural stormwater upgrades to improve water quality and improve bank stability

People Present: David Hickey, DPW Town Engineer; Dan Cannata, Tracie Lendarth, Denise Kardosz, VHB.

Resource Areas: Riverfront Area, Bank, Buffer Zone, Bordering Land Subject to Flooding

Project Summary: Reconfigure the roadway for car and pedestrian safety, add sidewalks, decrease impervious surfaces and increase flood storage will be increased within project limits. Improve stormwater management with the addition of deep sump drain manholes and upgrading existing headwalls with bioengineered sandbag headwalls. Some trees will be installed within Resource Areas.

Documents of Record Discussed:

- Planting Plan

Actions Taken:

Decision: Continued until 2-20-2020.

Administrator:

- Draft Order of Conditions. No Special Conditions were pitched.

Applicant:

- Check planting plan.
- Look for additional surface drainage areas in the median, or pervious pavement in bike lanes.

102 Abbott Rd (cont NOI)- MADEP # 324-0935

Applicant: Alicia Abad

Project: driveway and landscape redevelopment within 25-foot No-Disturbance Zone to an intermittent stream in the Rosemary Brook watershed.

People Present: Dan Wells, Goddard Consulting, LLC

Resource Areas: Riverfront Area, Buffer Zone (Bylaw only)

New information: A draft OOC was circulated since last meeting. Stepping stones previously calculated as permeable were recalculated as impervious, adjusting the net decrease of impervious area to 104 sf.

Decision: P. Jones made a motion and J. McLaren seconded a motion to close and issue an OOC under the WPA and Bylaw. All voted in favor to close and issue under the state WPA and Bylaw.

Special Conditions: none.

Action Items:

Administrator: remove the special condition that compels the owner to request a Partial COC

Applicant: none

20 & 40 William St (Wellesley Office Park) (cont NOI) - MADEP # 324-0930

Applicant: John Hancock

Project: A Chapter 40R project to redevelop an existing office park in the Charles River East watershed

People Present: Peter Tamm of Goulson & Storrs, Hanover Company and John Hancock; George Ryan, Stantec; Mark Manganello, LEC, Inc.; David Hall, Hanover Company.

Resource Areas: Riverfront Area, Bordering Lands Subject to Flooding, Buffer Zone (Bylaw only).

New information: Applicants were last present in October. Project to remove office building #40 and replace the building with 350 units of new multi-family housing and amenity retail. Previously disturbed BLSF. need for a waiver to construct a sidewalk in the No-Disturbed. Additional landscape plan along William St. Stormwater work has been the work in the meanwhile.

Special Conditions: multiple

Action Items:

Administrator:

- No action. A draft OOC has been circulated.

Applicant:

- Provide a statement on how close the project comes to meeting the standards in the MS4.

130-142 Worcester St (Wellesley Crossing) (cont NOI) - MADEP # 324-0933

Applicant: Dean Behrend Trustee;

Project: A Chapter 40B project to remove existing single-family home and shed to construct a new multi-family residence in the Hurd Brook watershed.

People Present: Scott Jordan, EcoTec, Inc.; Bill Bergeron, Hayes Engineering

Resource Areas: Riverfront Area, Buffer Zone (Bylaw only)

New information: A summary of plan revisions was presented. T. Stover asked if the subsurface infiltration will adequately attenuate stormwater pollutants from the parking area. The Wetlands Administrator asked if there was a buried oil tank in the driveway and the applicants confirmed that there is no tank present. Ask for stormwater memo. An email from DPW Engineer to the Administrator was discussed. Depth to groundwater and proximity to wetlands were discussed. Lucas Environmental has presented that the project is compliant. J. McLaren asked if the 3-foot raised grade and the 3:1 slope will be susceptible to eroding into the wetland. Snow storage location was discussed.

Decision: Continued to next meeting.

Special Conditions: A Construction Management Plan and a snow storage plan will be required to be submitted to the DPW and WPC before approval.

Action Items:

Administrator:

- Ask DPW for a formal stormwater review directed to the WPC to confirm that there are no outstanding issues or if the email memo to the Administrator shall be considered sufficient.
- Draft an Order of Conditions.

Applicant:

- Provide an updated O&M plan and an updated snow storage location on the Layout plan.

Adjournment (Chairman) - A motion to adjourn was made by J. Adams and seconded by P. Jones at 9:48 p.m. The meeting was adjourned at 9:48 p.m.