



Wellesley Town Offices  
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## **Wetlands Protection Committee Minutes 04/02/2020**

Town of Wellesley  
Wetlands Protection Committee  
Meeting Minutes  
**April 02, 2020**

Meeting Location:  
Remote Meeting

Voted to Approve on 4/23/2020

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

**Members Not Present:**

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

**Guests:** David Hickey, Town of Wellesley DPW; Denise Cardosz, VHB; Dan Cannata, VHB; Gene Grouch, VHB; Michael Toohill; Eben Scanlan, Owner; Gene Voloshin, Debbie Anderson, Wetland Scientist; Mark Beaudry, Meridian Associates, Inc.; Michael Doherty, Gravestar; Janice Weldon, Meridian Associates, Inc.; Jonathan Shuster, Oxbow Associates Inc.; Michelle Jacobs, Owner; Arthur Allen, Ecotec Inc.; Verne Porter, Surveyor; Jacob Lilly; Scott Smyers, Oxbow Associates, Inc.

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

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

- Review Remote Meeting Protocol
- Meeting Minutes for 2/20 Approved; Minutes from 1/30 and 3/12 need to be done

### **Active Matters**

- Keolis Right of Way - Keolis notified WPC of annual clearing to start in spring.
- 136 Worcester Street – Enforcement Order was drafted to only include applicant's property and not town property at 150 Worcester St.

- 66 Walnut St- Minor Plan Change request to add valves to pipes under Charles River moved to Public hearing below.

**7:00 pm Public Meeting Open** (Richard Howell)

**7:00 pm Public Voice** - None

**7:01 pm Public Hearings – New and Continued\*** (Committee)

**Great Plain Ave** (Continued NOI) MADEP #324-0939; Riverfront, Wetlands

**People Present:** David Hickey, Town of Wellesley DPW; Denise Cardosz, VHB; Dan Cannata, VHB; Gene Grouch, VHB

**New information:** VHB submitted letter to address previous action items and reviewed the answers at the meeting.

**Decision:** Peter Jones made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The motion was seconded by Jim McLaren and the motion passed by a 5-0 vote.

**Special Conditions:** None

**Action Items:**

**Administrator:**

- Issue the Order of Conditions

**Applicant:** none

**66 Walnut Street** (Minor Plan Change) MADEP # 324-0886; Riverfront Area

**People Present:** Michael Toohill

**Decision:** Jim McLaren made a motion to approve the Minor Plan Change under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The motion was seconded by Peter Jones and the motion was approved by a 5-0 vote.

**525 Washington Street** (Continued NOI) – MADEP# 324-0939; Riverfront Area, Bank, 25-foot No-Disturbance Zone

**People Present:** David Hickey, Wellesley DPW

**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 the motion passed by a 5-0 vote.

**Special Conditions:** Review the performance of the netting under the bridge in two years.

**Action Items:**

**Administrator:**

- Issue the Order of Conditions

**Applicant:**

**442-452 Washington Street (Wellesley Plaza)** (Continued NOI) – MADEP# 324-0920; Riverfront Area, Bordering Land Subject to Flooding, 25-foot No-Disturbance Zone

**People Present:** Mark Beaudry, Meridian Associates, Inc.; Michael Doherty, Gravestar; Janice Weldon, Meridian Associates, Inc.;

**Decision:** John Adams made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The motion was seconded by Toby Stover and the motion passed by a 4-0 vote. Jim McLaren did not vote as he missed two hearings for Wellesley Plaza.

**Special Conditions:**

**Action Items:**

**Administrator:**

- Issue the Order of Conditions

**Applicant: none**

**130-142 Worcester St. (Wellesley Crossing)** (Continued NOI) – MADEP# 324-0933; Riverfront Area (Act only, no Bylaw, 40B project)

**People Present:** Geoffrey Engler, SEB Wellesley, LLC; Scott Jordon, EcoTec, Inc.

**Decision:** Toby Stover made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The motion was seconded by Peter Jones and the motion passed by a 4-0 vote. Richard Howell did not vote as he recused himself from voting on the Wellesley Crossing project.

**Special Conditions:** The applicant will seek permission to clean up the debris and fill from the town parcel adjacent to the project.

**Action Items:**

**Administrator:**

- Issue the Order of Conditions

**Applicant:**

- Seek permission to clean up the debris and fill from the town parcel adjacent to the project.

**173 Winding River Road** (Continued NOI) – MADEP# 324-0931; 100-foot Buffer Zone to Bank of intermittent stream

**People Present:** Eben Scanlon, Owner; Gene Voloshin, Debbie Anderson, Wetland Scientist

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

**Special Conditions:** Pre-Construction conditions are to submit a Landscape Plan and Stormwater calculations for approval to proceed.

**Action Items:**

**Administrator:**

- Issue the order of Conditions

**Applicant:**

- Provide a Landscape Plan and Stormwater calculations before construction.

**10 Vane Street** (Continued COC) – MADEP# 324-0908; 200-foot Riverfront Area

**People Present:** No one

**Decision:** Jim McLaren made a motion to issue a Certificate of Compliance the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The motion was seconded by Toby Stover and the motion passed by a 5-0 vote.

**Special Conditions:**

**Action Items:**

**Administrator:**

- Issue the Certificate of Compliance

**Applicant: none**

**55 Atwood Street** (New COC) – MADEP # 324-0808; no one in attendance.

Continued at request of applicant to 4/23/2020.

**37 Old Farm Road** - (New COC) – MADEP# 324-0838; Riverfront Area, Vernal Pool Habitat, 25-foot No-Disturbance Zone to Bank of intermittent stream and Bordering Vegetated Wetlands

**People Present:** Jonathan Shuster, Oxbow Associates Inc.

**Decision:** John Adams made a motion to issue a Certificate of Compliance the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The motion was seconded by Toby Stover and the motion passed by a 5-0 vote.

**Special Conditions:**

**Action Items:**

**Administrator:**

- Issue the Certificate of Compliance

**Applicant: none**

**37 Old Farm Rd** (New NOI) – MADEP# 324-0941; Riverfront Area, Vernal Pool Habitat, 25-foot No-Disturbance Zone to Bank of intermittent stream and Bordering Vegetated Wetlands

**People Present:** Jonathan Shuster, Oxbow Associates Inc.;

**Decision:** Proceed to Draft of Order of Conditions

**Special Conditions: None**

**Action Items:**

**Administrator:**

- Draft the Order of Conditions

**Applicant: none**

**97 Russell Rd** (Continued NOI) – MADEP#324-0943 (issued May 6, 2020); 100-foot Buffer Zone and 25-foot No-Disturbance Zone to Bank of Morses Pond

**People Present:** Michelle Jacobs, Owner

**Decision:** Continued to 4/23/2020

**Special Conditions:** Chairman Richard Howell recused himself.

**Action Items:**

**Administrator:** none

**Applicant:**

- Revise Stormwater analysis
- Provide a Simplified Wildlife Habitat Analysis
- Revise Mitigation Plan for increase in impervious surface
- Protect trees within shoreline

**9 Lowell Rd** (New NOI) – MADEP# 324-0942; 100-foot Buffer Zone; Potential Vernal Pool

**People Present:** Arthur Allen, Ecotec Inc.; Verne Porter, Surveyor; Jacob Lilly, architect

**Decision:** Continued; draft Order of conditions

**Special Conditions:** none

**Action Items:**

**Administrator:**

- Draft Order of Conditions

**Applicant:** none

**45 Elmwood Rd** (New COC) – MADEP# 324-0747; Riverfront, Bordering Land Subject to Flooding

**People Present:** Scott Smyers, Oxbow Associates, Inc.

**Decision:** Continued until 4/23/2020.

**Special Conditions:**

**Action Items:**

**Administrator:** none

**Applicant:**

- Demonstrate the property is not in the 100-year floodplain
- Extension on deck not in plans; explain deviation and whether the additional impact has an effect on the flood storage area if in Bordering Land Subject to Flooding

**Adjournment (Chairman):**

John Adams made a motion to adjourn the meeting. Peter Jones seconded the motion and it passed by a 5-0 vote. The WPC adjourned the meeting at 10:00 p.m.