



Wellesley Town Offices
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**Town of Wellesley
Wetlands Protection Committee (WPC)
Regular Meeting Minutes
June 2, 2022**

Voted to Approve 8/4

Members Present: John Adams, Acting Chair; Ellie McLane; James McLaren; Kevin Hanron, Associate Member; Doug Hersh, Associate Member

Members Not Present: Richard Howell, Peter Jones

Staff Present: Julie Meyer, Wetlands Administrator

Guests Present: Barry Schneider, Matt Schweisberg, Jacob Lemieux, Peter Fallon, Dave Cowell, Eli Slawsby, Diane Simonelli, Sima Chaban, Joe Lunger, Tim Gover, Deadra Doku, Rob Gemma, Chris Cantin, Marc Holland, David Hancox, Jenny Brown, Wayne Marasco, Gordon and Rebecca Russell, Verne Porter, Paul McManus, Inge Daniels, Desheng Wang, Jim McDonald, Chun-An Chou.

6:40 pm Public Meeting Open (Chair)

Active Matters (Admin)

Acting Chair J. Adams read ground rules for the meeting. WPC member E. McLane made a motion to delegate signatures of the Wetland Protection Committee (WPC) to the Wetlands Administrator for this meeting. J. McLaren seconded the motion. The motion was approved by a vote of 3-0.

1. **9 Pierce Road** – Wetlands Administrator J. Meyer conveyed that the owner emailed that the restoration planting will begin this week.
2. **81 Croton St** – Homeowner B. Schneider and the consulting wetland scientist M. Schweisberg presented the planting plan. The Committee asked for the plan to be provided on the owners' previously provided land survey, expressing interest in protecting future owners' from removing the restoration plants and to show exact locations of the restoration. Secretary J. Adams asked for boundary markers to be placed on the property.

Action Steps:

Applicant: present a revised planting plan on the base survey.

7:00 pm - Official Start Public Meeting Open (Chair)

7:00 Public Voice (Chair)

No one called in for Public Voice.

7:00 pm Public Hearings and Meetings (Committee)

- 1. 20 Tappan Rd** (*cont* NOI) – Applicant: Fallon Custom Homes; demolish and reconstruct a single-family home within Riverfront Area and Buffer Zone.

People Present: Jacob Lemieux, engineer; Peter Fallon, Fallon Custom Homes; Dave Cowell, Hancock Associates; Eli Slawsby, owner

New Information: Project engineer J. Lemieux presented updated plans.

Discussion: WPC members expressed interest for an independent arborist to review the applicant’s provided tree protection and arborist report and to be present during construction. They also expressed interest in having the applicant put forth a bond to replace Town trees if they experience decline post-construction. The applicant stepped through Riverfront Redevelopment Standards, focusing on whether proposed work will be closer to the river than the existing driveway. E. McLane stated if proposed grading is closer than existing conditions it would trigger the requirement for either restoration or mitigation. Additionally, E. McLane disagreed with the use of 1:1 restoration for driveway removal as the proposal for restoring to lawn grass does not meet the definition of restoration. The engineer answered both concerns by stating they would instead rely on mitigation instead of restoration, and do this for all alterations including grading that are closer to the river than existing conditions. Secretary J. Adams stated skepticism as to whether the project had enough room to provide the required mitigation. The Wetland Administrator noted that some of the area utilized for the proposed mitigation appears to be on Town land. The applicants’ engineer requested that the WPC allow stormwater improvements to count as mitigation. Secretary J. Adams requested the applicants continue to seek revisions to which the project engineer agreed.

Decision: Continue to the next meeting on June 23.

Action Steps:

Applicant:
Submit a revised layout for mitigation area.

Administrator:
Send ISA standards to applicants.

- 2. 121 Manor Rd** (*cont* NOI)– MA DEP # 324-1001: Applicant: A. Chaban – extend patio, repair fence and control erosion with rip-rap and plantings within the inner riparian zone of Riverfront Area.

People Present: Diane Simonelli, Field Resources; Sima Chaban, homeowner

New Information: Revised Plan of Land, dated May 19, 2022

Discussion: Applicant presented the revised plan and photos and stated the owner would like to also add a new patio. E. McLane pointed out the threshold for amount of impervious area on the property has been already exceeded and expressed her concern about cumulative impact. Acting Chair J. Adams, and members J. McLaren and E. McLane requested the applicant move the fence further in from the edge of the slope and asked the owner to revised the plan detail label.

Decisions: continue to June 23rd

Action Steps:

Applicants:

 - Submit revised plan

3. Pickerel Rd (new RDA) – Applicant: Deadra Doku, to replace an existing deck with a larger, cantilevered deck (14' x 12') within 100-ft Buffer Zone and Bordering Land Subject to Flooding
People Present: Deadra Doku and Tim Gover, homeowners; Joel Lunger, engineer;
New Information/Discussion: T. Gover said footings would be only six feet away from the house and cantilevered to avoid placing pilings within the 25-foot No-Disturbance Zone. The existing deck is 6' x 12'. E. McLane noted the work will include the removal of existing footing foundations. E. McLane suggested the work might trigger an NOI due to the presumed temporary alteration of the 25-ft No-Disturbance Zone. Ms. Doku reiterated that no work will be performed within the NDZ.

Decision: J. McLaren made the motion to make a negative determination. The WPC approved the negative determination by a vote of 3-0.

Action(s):

Administrator: issue a negative determination.

4. 55 Carisbrooke (new NOI) – no MA-DEP file number had been issued – Applicant: M. Holland: construct two terraces, steps, path and wall; modify and improve drainage, and add landscape plantings within inner riparian zone and existing lawn within Riverfront Area

People Present: Rob Gemma and Chris Cantin, MetroWest Engineering

New Information/Discussion: Engineer R. Gemma presented the plans. Secretary J. Adams asked about the 1,400-sf restoration area. J. McLaren asked if the proposal will manage erosion on the northwest where currently there are exposed tree roots along the grassed slope. E. McLane and J. Adams stated the work fell under review of re-development and not new development of Riverfront Area and as such 2-1 mitigation is required.

Decision: continue to June 23

Action(s):

Applicant: provide a revised narrative that speaks to compliance with redevelopment performance standards and provide a revised plan

Administrator: draft an Order of Conditions

5. 43 Rice St (new RDA) – Front stairs replacement within the Riverfront Area.

People Present: David Hancox, Jenny Brown, Wayne Marasco

New Information/Discussion: Landscape designer D. Hancox presented the plan to repair stairs within Riverfront Area to Fuller Brook, adding approximately 16-sf of impervious surface and performing minor grading.

Decisions: E. McLane motioned to make a negative determination under the Act and Bylaw and the motion was approved by a vote of 3-0.

Action(s):

Administrator: issue a negative determination and mail to applicant

3. 108 & 112 Abbott Rd (new NOI) – no MA-DEP file number yet issued - Applicant: G. Russell, to construct a garage addition, hardscaping and pool, and modify existing drainage patterns within the Buffer Zone, Bank, and Land Under Waterbodies and Waterways.

People Present: Paul McManus, EcoTec Inc.; Verne Porter; homeowners Gordon (Buck), - _ and Rebecca Russell,

New Information/Discussion: Acting Chair J. Adams shared that multiple abutter letters were received. The Wetlands Administrator stated that there are two properties and one Notice of

Intent and asked how the WPC wishes to handle this. E. McLane stated that it appears to be two different projects. P. McManus explained that the drainage component manages stormwater from both parcels and both sets of abutters were properly notified.

Decision: Continue to the next meeting on June 23rd

Action(s):

Applicant: provide compliance narratives for stormwater management, and for working in jurisdictional Bank and Land Under Water Bodies and Waterways (Act and Bylaw)

5. 57 Valley Rd. (new NOI) – Applicant: J. Ramirez: to extend driveway, remove falling tree, remove mitigation plantings, and plant new mitigation plantings within the Buffer zone to BVW.

People Present: Inge Daniels, RLA; Desheng Wang, PE; Jim (James) McDonald, owner's representative

New Information/Discussion: Engineer D. Weng presented plans. The WPC asked for a planting plan showing the location of the newly proposed mitigation.

Decision: Continue to the next meeting on June 23rd

Action(s):

Applicant: provide a planting plan for new mitigation plantings

6. 14 Wilde Rd – (new request for Extension of Order of Conditions) – Ma-DEP file #324-0889:

People Present: no one

Discussion: The Wetland Administrator shared the plan and said the OOC expires Feb. 20, 2023.

Decisions: Ellie McLane made a motion to extend the Order of Conditions for 1 year. The WPC voted to approve the extension by a vote of 3-0.

Action(s):

Administrator: issue a 1-year extension

Returned to Active Matters:

49 Pilgrim Rd – (violation) canopy tree removed in Riverfront Area

People Present: Chun-An Chou, homeowner

Discussion: A letter describing the violation was sent to the homeowner. The homeowner asked if they may replant a different kind of tree than the one that was cut down. E. McLane explained that any native canopy-sized species is acceptable

Action(s):

Administrator - email homeowner a list of native canopy trees

10:32 p.m. Adjournment (Chair)

10:32 p.m. Jim McLaren motioned to adjourn. The motion to adjourn was approved 3-0.