



# Wellesley

## MASSACHUSETTS

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**Town of Wellesley  
Wetlands Protection Committee (WPC) Meeting  
Minutes  
June 23, 2022 – 6:30 p.m.**

**Meeting Location:**  
Online Meeting

Approved 7/14/22

**Members Present:** Richard Howell, Chair, Peter Jones, Vice Chair; John Adams, Secretary; Ellie McLane; Kevin Hanron, Associate Member, Doug Hersh, Associate Member, Kevin Hanron

**Members Not Present:** James McLaren

**Staff Present:** Julie Meyer, Wetlands Administrator

**Guests:** Diane Simonelli, Deb Anderson, Dean Behrend, Steve Cosmos, Sima Chaban, Christopher Cantin,

**Public Voice:** None.

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

1. The minutes for 6.2.2022 will be approved at next meeting.
2. The Wetlands Administrator asked the Committee to review the Open Meeting Law procedures for remote, hybrid and in-person meeting options post 7.15.2022. The information is in the epacket.
3. The Wetlands Administrator announced that WPC Chair Richard Howell is stepping down and E. McLane will be the next Chairperson. She also stated that Associate Kevin Hanron will replace E. McLane on the Committee and that Eben Scanlon will join the Committee as an Associate.

Chair R. Howell reviewed the procedures for hybrid meetings. Secretary J. Adams made a motion to delegate signatures of the Wetland Protection Committee (WPC) to the Wetlands Administrator for this meeting. Vice Chair P. Jones seconded the motion. The motion was approved by a 5-0 vote.

**6:45 pm Public Meeting Open (Chair)**

**Active Matters (Admin)**

**1. 75 Old Farm Rd. –**

**People Present:**

Diane Simonelli of Field Resources; Deb Anderson, Wetland Scientist

**New Information:**

A restoration plan was presented with 11 trees, 24 shrubs, and 50 groundcover native species to be planted in the buffer zone outside the 25-foot No-Disturbance Zone and located with respect to the existing tree stumps which are showing regrowth. The Committee acknowledged that debris from the tree cutting should be left in place and the area shall be maintained as a naturalized area but that debris can be moved to plant as needed. E. McLane made a motion to approve the plan. The Committee voted to approve the plan by a 4-0 vote.

**2. 9 Pierce Rd. –**

**People Present:**

Dean Behrend; Michael Cosmos, RLA

**New Information:**

D. Behrend stated ledge at the location of the restoration planting area will make replanting the cut area difficult. He requested approval to amend the approved plan to add topsoil and a retaining wall. E. McLane made a motion to approve the updated plan. The Committee voted to approve the revised plan by a 4-0 vote.

**Action step:**

Mr. Behrend to provide the WPC with the updated plan.

**7:09 pm - Official Start Public Meeting Open (Chair)**

**7:09 Public Voice (Chair)**

J. McHale, NRC Chair joined the meeting to thank Richard Howell for his service to the town of Wellesley.

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

**1. 20 Tappan Rd. (cont NOI) - MA-DEP #324-0996 - Applicant: Fallon Custom Homes & Renovations**

**New Information:** The Wetland Administrator stated the Notice of Intent was withdrawn without prejudice at the request of the applicant. The Wetlands Protection Committee accepted the withdrawal.

**Action Steps:**

None

**2. 97 Russell Rd. (cont NOI) - MA-DEP #324-0943- Applicant: Michelle Jacobs; razing and rebuild a single-family home within 100-foot Buffer Zone to Morses Pond.**

**People Present:** Michelle Jacobs, homeowner

**New Information:** revised landscape plans L1, D1 and D2; Erosion Control and Landscape Prep Plan S1; Fieldstone Retaining Wall plan Narrative for Performance Standards Analysis; Seawall Replacement; revised Construction Management Plan; Stormwater Management Revised seawall detail, erosion and sedimentation controls for seawall construction, dewatering plans

**Discussion:** The Wetlands Administrator offered to draft the OOC. The Committee reviewed the updated seawall plan. M. Jacobs stated the would be pumped out. M. Jacobs shared her screen with the revised erosion control plan. She showed the phases 1, 2 & 3 and the phases of the seawall construction. She explains Phase 1 the water will be pumped out. E. McLane talked about it would need sediment treatment. Mr. Howell asked for them to add dewatering sight into the plans. M. Jacobs asked about two spots that could be used. E. McLane asked for a detailed plan,

and explained what the area is – it's an area where sediment will settle out before returning to the pond.

**Decision:** Continued to the next meeting on July 14<sup>th</sup>.

**Action Items:**

Applicant:

- provide detailed dewatering plan for the seawall construction and a more detailed plan for the seawall.

Administrator:

- draft a memo to ZBA stating that the project is going to receive an OOC
- draft the OOC

3. **121 Manor Ave.** (*cont* NOI) - MA-DEP #324-1001 - Applicant: A. Chaban; approve draft OOC to extend patio, repair fence and control erosion with rip-rap and plantings within inner riparian zone of Riverfront Area.

**People Present:** Sima Chaban, owner; Diane Simonelli, Field Resources

**New Information:** Ms. Simonelli wanted to place the fence on the other side of the plantings because they are stable. Asks if the change would be satisfying to the board. Ms. Chaban explains where the fence would be on the property. The Wetlands Administrator explained in her notes that E. McLane had suggested looking for a previous solution for the patio if the resident was not in favor of the restoration plan on the eastern edge. Ms. Simonelli shared the updated plans – blue stone with moss in between is the new plan. The Wetlands Administrator asked for a detail of the construction. The conversation continued. E. McLane suggest putting the fence inside the plantings is something they should consider as a compromise.

**Decision:** Continued to July 14

**Action Items:**

Applicant: provide a revised plan showing the location of the fence with a construction detail for a previous patio if the owner is in favor.

4. **55 Carisbrooke Rd.** (*cont* NOI) - MADEP # 324-1003 - Applicant: M. Holland; construct two terraces, steps, path and wall; modify and improve drainage and add landscape plantings within existing lawn in Riverfront Area.

**People Present:** Christopher Cantin (MetroWest Engineering)

**New Information:** Mr. Cantin shared the proposed site plan with the existing conditions at 55 Carisbrooke Rd. The project is to construct two terraces north and east of the house. Mr. Cantin went through the project that is more than 50-ft away from the Cold Brook area. The Wetlands Administrator suggests the board to review the mitigation planting plan. The discussion continued about where the native plants will be placed and the non-native planting plans. E. McLane suggest that the stream side of the wall should remain naturalized and above the wall would be landscaped. Asks how everyone felt about that change? The Wetlands Administrator asks for a revision as a new plan of record. The planting plan is shared by Mr. Cantin and explains where the retaining wall with the plantings and the naturalization to the area. He said he can reach out to Sudbury Design further elaborate where the landscape bed is. The Wetlands Administrator asks do we want a plan before we approve. E. McLane asks for updated conditions. Peter Jones asks for a finalized plan. Mr. Hanron asks for specific species they will be planting. Mr. Cantin runs through some of the selections. The Wetlands Administrator suggest there are a lot of native plants in there along with some non-natives. Vice Chair P.. Jones suggest the need for all the natives plants to be in the naturalized area. The Wetlands

Administrator asked that Sudbury Design knows the proper plantings in the correct areas. Mr. Howell asks for an updated planting plan that is clearly marked the mitigation area and also the updated plants identification that shows which are native and non-native. E. McLane wants to be sure we have 2-to-1 on the plantings.

**Decision:** Mr. Howell asks for an updated planting plan that is clearly marked the mitigation area and also the updated plants identification that shows which are native and non-native. E. McLane asks that the 1,400 sq. feet of mitigation be included in the plan. Also soil testing also needs to be done along with a minor plan change.

**Action Items:** A breakdown of the mitigation, the updated square footage and planting plan all showed on the revised plan and to be continue at the next meeting July 14.

5. **108 & 112 Abbott Rd.** (cont NOI) MADEP # 324-1004. Applicant: G. Russell: construct a garage addition, pool, and modify drainage within buffer zone and 25-foot No-Disturbance Zone to an intermittent stream – **To be continued to 7.14.2022 at request of applicant.**

6. **57 Valley Rd.** (cont. NOI) – MA-DEP #324-1002: Applicant: J. Ramirez; extend driveway, remove failing tree, remove mitigation plantings and plant new mitigation plantings within Buffer Zone to BVW.

**People Present:** Desheng Wang, Jim McDonough, Inge Daniels

**New Information:** Mr. Wang shared the updated planting plan and the placement of the trees (4 Arborvitae, 1 Gum removed – to be replaced by 3 Red Maples and 2 Black Tupelo). Mr. Howell asks if the trees will survive in the wet area. Mr. Howell asks for a final plan on where the trees will be placed. Mr. Wang explained where they may be placed. Ms. Daniels explained the placement. Mr. Howell asks for plan placement so the board knows what they know they are looking at in two years. Ms. Meyers questioned about the flexibility of planting.

**Decision:** Continued to July 14 for the final order of conditions.

**Action Items:**

**Administrator:** draft OOC

**Applicant:** provide updated plan that shows mitigation tree locations.

7. **4 Twitchell St.** (new NOI) – No DEP Number – Applicant: M. Charney: after the fact construction of addition and garage within the Riverfront Area to Fuller Brook.

**People Present:** Marc Charney

**New Information:** Mr. Charney presented the new file with plans of the construction of the garage after the fact.

**Decision:** The Committee reviewed the NOI plans and decided it's not complete. Needs to get a Wetlands Scientist to help with a complete NOI. Ask ZBA for extension.

**Action Items:** Needs a complete NOI.

8. **18 Brookdale Ave.** (new RDA) – Applicant: J. Callanan; project is to replace existing paved driveway within Riverfront Area and 100-foot Buffer Zone to Bogle Brook.

**People Present:** Joe Callanan, Sarah Shanahan

**New Information:** plans were presented to the Committee

**Discussion:** The Committee suggested pitching the new driveway to reduce runoff down the side yard and that the applicant should engage an arborist to assist with root pruning during construction."

**Decision:** Mr. Howell suggested a negative determination. E. McLane made a motion for a negative determination, Vice Chair P.. Jones seconded the motion. The motion was approved 5-0.

**Action Items:**

Administrator: issue a negative determination to the applicant.

9. **15 High Ledge Ave.** (new RDA) – Applicant: M. Alimzhanov; Construct a shed on lawn within presumed Riverfront Area to Bogle Brook.

**People Present:** Marat Alimzhanov is present for the meeting.

**New Information:** The property is next to Reed’s Pond and is looking to see if it is under the regulations for the Committee. Mr. Hanron asks where the shed will be placed. Mr. Alimzhanov within 10 feet of the main house on the left. The shed will be 8x12. E. McLane shared her screen with the spot where the shed will be placed.

**Decision:** Mr. Howell suggests a negative determination. E. McLane made a motion for the negative determination, Vice Chair P.. Jones seconded the motion. It was approved 5-0 by the Committee.

**Action Items:**

Administrator: issue a negative determination to the applicant.

10. **10 Paine St.** (New COC Request) MA-DEP File #324-0927 – Applicant: J. & K. Cornejo; after the fact mitigation for work in the Buffer, Bordering Land Subject to Flooding, Riverfront and Bordering Vegetated Wetlands.

**People Present:** Juan Cornejo

**New Information:** E. McLane and Mr. Hanron went on the site visit. E. McLane said the planting looks great and it all added up, there was a new playset but should not be a sticking point. The Wetlands Administrator agreed with Ms. McLane’s assessment of the plantings.

**Decision:** Mr. Howell made a suggestion to grant the COC. E. McLane made a motion to approve the COC, Vice Chair P.. Jones seconded the motion. The Committee approved the motion, 5-0.

**09:15 PM Adjournment (Chairman):**

Vice Chair P.. Jones made a motion to adjourn the admin portion of the meeting. Secretary J. Adams seconded the motion. The motion was approved by a 5-0 vote.