



Wellesley

MASSACHUSETTS

Wellesley Town Offices
525 Washington Street
Wellesley, MA 02482
Phone: (781) 431-1019

**Town of Wellesley
Wetlands Protection Committee (WPC) Meeting
Minutes
July 14, 2022 – 6:30 p.m.**

Meeting Location:
Online Meeting

Approved 8/4/2022

Members Present: Ellie McLane, Chair; Peter Jones, Vice Chair; James McLaren; Kevin Hanron; Doug Hersh, Associate; Eben Scanlon Associate

Members Not Present: John Adams, Secretary

Staff Present: Julie Meyer, Wetlands Administrator (WA)

Guests: Michelle Jacobs, Chris Cantin, Desheng Wang, Paul McManus, Verne Porter, Buck and Rebecca Russell, Peter Tam, Patrick O'Toole, Mark Cooperman, David Silverstein, Diane Simonelli, Sima Chaban

Public Voice: None.

6:33 pm Administrative Business (Admin)

1. June 2nd minutes were edited by Ellie McLane and will be approved on August 4th.
2. Jim McLaren made a motion to approve the June 23rd meeting minutes. The motion was seconded and approved by a 4-0 vote.
3. The Wetlands Administrator announced board member and staff changes, welcoming Chair Ellie McLane, associate member Eben Scanlon, and Lisa Moore, who's position expanded to full-time.
4. The Wetlands Administrator invited WPC members to provide a short bio for the web page.
5. The Wetlands Administrator also invited WPC members to develop a mini-presentation on an invasive plant that could be presented to fill in time gaps between the ends of administrative business agenda items and the opening of the public meetings.

Chair Ellie McLane reviewed the public meeting procedures.

Jim McLaren made a motion to delegate signatures of the Wetland Protection Committee (WPC) to the Wetlands Administrator for this meeting. The motion was approved by a 4-0 vote.

6:45 pm Public Meeting Open (Chair)

Active Matters (Admin)

1. **39 Pilgrim Rd** – The Wetlands Administrator issued a denial for tree removal within Riverfront Area. Additional information is needed for WPC to approve tree removal.
2. **66 Walnut Street** - Project was extended and is still ongoing.
3. **14 Lexington Av** – The Wetlands Administrator indicated a letter was being drafted for potential unpermitted work in resource areas.

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

Chair Ellie McLane read the ground rules for the online meeting again.

7: 00 Public Voice (Chair)

No one called in.

7:00 pm Public Hearings and Meetings (Committee)

1. **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
New Information: Updated plans were submitted and reviewed for the dewatering process to build the seawall. An updated draft Order of Conditions was circulated to both the applicants and to the WPC for feedback.
Discussion: Several special Conditions for the Order of Conditions (OOC) were agreed upon.
Decision: Jim McLaren made a motion to approve the project under both the state and local bylaw. It was approved by a 3-0 vote.
Action Items:
Administrator: issue the OOC.
2. **121 Manor Av** (*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. *Moved to later in Agenda at request of Applicant.*
3. **55 Carisbrooke Rd** (*cont.* NOI) – MA-DEP #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: Project engineer C. Cantin presented a revised Planting Plan. The consultant also stated that he had provided an Operation and Maintenance plan for the stormwater system.
Decision: Vice Chair P. Jones made a motion to approve the project under both the State Wetlands Act and the Wellesley Wetlands Bylaw. It was approved by a 4-0 vote.
Action Items:
Administrator: issue the OOC.

4. **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
New Information: OThe Wetlands Administrator stated that she did not draft the OOC.
Discussion: The WPC agreed on a “boiler-plate” Order of Conditions and that the Applicant must wait until a draft could be ready for a vote to issue the OOC on August 4th.
Decision: Continued to August 4th for the final order of conditions.
Action Items:
Administrator: The Wetlands Administrator will draft OOC

5. **4 Twitchell St.** (cont. NOI) – No DEP Number – Applicant: M. Charney: after the fact construction of addition and garage within the Riverfront Area to Fuller Brook.
People Present: no one
New Information: None
Decision: Continued to August 4th meeting

6. **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 –
People Present: Paul McManus, wetland scientist; Verne Porter, surveyor; Buck and Rebecca Russell, homeowners
New Information: revised Detail Sheet, revised Proposed Conditions Site Plan; Offsite Drainage Analysis and HydroCAD and Operations & Maintenance Plan
Discussion: P. McManus referenced comments received from the MA-DEP and clarified to the WPC that impoundment and detention of stormwater is prohibited but the proposal only diverts stormwater and the intermittent streamflow, as well as captures and treats stormwater prior to infiltration and conveyance of overflow to the Town storm drainage system. WPC requested that DPW provide a memo to verify the claims of compliance with bylaw regulations as they relate to stormwater management. Compliance with Bank and Buffer Zone performance standards were reviewed. The WPC asked the applicant to follow the requirement in the bylaw regulations to consider low-impact design of stormwater and to provide a larger scale plan to better see proposed work in the 25-ft No-Disturbance Zone. The WPC also requested an updated narrative that discusses the projects’ compliance with the most recent bylaw regulations.
Decision: Continued to August 4th meeting
Action Items:
Applicant:
 - provide a compliance narrative that the project meets bylaw regulations for stormwater management standards, specifically that LID approaches were considered
 - revise the waiver request to address all new work in the 25-ft No-Disturbance Zone
 - revise compliance narrative to speak to the performance standards for each resource area under the bylaw regulations**Administrator:**
 - forward all abutter letters to applicants

Public Speak:

Resident Tim Fulham called in on the conference line to ask why an engineered structured approach to the intermittent stream was proposed instead of a more natural approach.

7. **100 William St** (new COC) - MA-DEP # 324-0788: Applicant: John Hancock Associates: to construct a new walking trail on DCR property within buffer zone and 25-foot No-Disturbance Zone to Bank and BVW, Bank, BVW, Bordering Land Subject to Flooding, and Riverfront Area.
People Present: Peter Tamm, Goulston & Storres; Patrick O'Toole of John Hancock Associates
New Information: DCR and John Hancock manage property and feature. Plans were sketched and were informal. There have been repairs over time to the pathway.
Decision: Pete Jones made a motion to approve the project under both the State Wetlands Act and the Wellesley Wetlands Bylaw. It was seconded by Jim McLaren and approved by a 4-0 vote.
Action Items:
Administrator: issue a Certificate of Compliance (COC)

8. **76 Bristol Rd** (request for minor plan change) - MA-DEP # 324-0985: Applicant: D. Silverstein; change porous driveway pavement material to standard asphalt, increasing impervious area on site.
People Present: Mark Cooperman, EcoTerra; David Silverstein, owner/developer
New Information: Replace driveway with impervious surface and redesign of the drainage design to infiltrate the driveway runoff.
Discussion: WPC stated this project change should be an amendment. Applicant will withdraw the minor plan change.
Decision: WPC did not vote to deny minor plan change request as the applicant agreed to withdraw the request.
Action Items:
Applicant:
Resubmit the same plans as an amendment request and notify abutters

9. **23 Bobolink Rd** (new RDA): Applicant: P. Bevilacqua; redevelop a single-family house outside of the 100-ft. buffer zone to an off-site BVW.
People Present: Desheng Wang
New Information: Plans submitted and reviewed. Project is located outside the 100' Buffer zone.
Decision: Jim McLaren made a motion for a negative determination of the RDA under the state and bylaw; the motion was approved by 4-0 vote.
Action Items:
Administrator: issue negative determination to the applicant.

10. **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.
Moved to later in agenda at request of applicant.
People Present: Sima Chaban, owner; Diane Simonelli, Field Resources
New Information: revised plan was submitted.
Discussion: the WPC asked about the patio infiltration claim and requested that the plan be revised as the disagreed that the patio can be considered as pervious. The applicant agreed to revise the plan. The WPC also asked for quantitative area totals to be shown on the plan for mitigation areas. The applicant agreed to show mitigation statistics on the plan.

Decision: Continue to August 4th meeting.

Action Items:

Applicant: provide a revised plan

Administrator: draft an OOC.

11. **64 Cartwright Rd** (new COC): MA-DEP # 324-0788: Applicant: Brenden Properties Two Realty Trust; construction of a single-family house with garage, patio, and retaining walls in the buffer zone.

People Present: Diane Simonelli, Field Resources, Inc.

New Information/Discussion: Plans were presented by the representative.

Decision: Vice Chair P. Jones made a motion to approve the COC under the state and bylaw; the motion was approved by a 4-0 vote.

Action Items:

Administrator: issue COC

10:00 PM Adjournment (Chairman):

Vice Chair P. Jones made a motion to adjourn and the motion was approved by a 4-0 vote.