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Town of Wellesley Wetlands Protection Committee (WPC)

Regular Meeting Minutes

August 4, 2022 – 6:30 p.m.

Meeting Location:

Online

Voted to Approve 8/25/2022

Members Present: Ellie McLane, Chair; John Adams, Secretary; James McLaren; Kevin Hanron; Doug Hersh, Associate Member; Eben Scanlon, Associate Member; Julie Meyer, Wetland Administrator.

Members Not Present: Pete Jones, Vice Chair; Eben Scanlon, Associate Member (in attendance by phone for first 15 minutes)

Guests: Diane Simonelli, Sima Chaban, Desheng Wang, Paul McManus, Verne Porter, Gordon Russell, Rebecca Russell

Public Voice for matters not on the agenda: none
(an abutter spoke to an item on the agenda during the meeting)

6:35 pm Administrative Business (Admin)

1. The WPC reviewed the 6/02/2022 minutes. J. McLaren stated that Wilde Road extension needed to be added to the minutes. Secretary J. Adams clarified the extension was approved for one year. J. Meyer agreed to update the record prior to publishing. Secretary J. Adams made the motion to approve the minutes for June 2nd, 2022 and the WPC approved the minutes by a vote of 4-0.
2. The WPC reviewed the 7/14/2022 minutes. Secretary J. Adams made a motion to approve the minutes for July 14th 2022 and the WPC voted to approve by a vote of 4-0.
3. The Wetlands Administrator stated that remote meetings are allowed to continue until March 31, 2023 and that the Kingsbury Room in the Police Station is reserved for in-person meetings if needed. The Committee agreed to continue meeting remotely.
4. The Wetlands Administrator pointed out that a copy of the public meeting procedures that were last revised in March 2021 is available to the Committee in their epacket.

Chair E. McLane read the rules for the public meeting procedure. Secretary J. Adams 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.

6:53 pm Public Meeting Open (Chair)

Active Matters (Admin)

1. **115R Mayo Rd** – The Wetlands Administrator said she provided an administrative approval for a tree removal within Riverfront Area and the 25-foot No-Disturbance Zone after visiting the site.
2. **81 Croton St** – The Wetlands Administrator stated that a revised planting plan has been provided to the Committee. The Administrator recommended the Committee approve the revised planting plan. She stated that she will confirm the date of the installation. Chair E. McLane stated that the owners should be aware of property boundaries when installing restoration planting. Member K. Hanron suggested that if red oaks cannot be sourced that substitutions be made clear to the owners prior to planting. Secretary J. Adams made a motion to approve the planting plan with the provision that the Wetlands Administrator J. Meyer have final approval of the mix of trees that are planted. The motion was approved by a vote of 4-0.
3. **26-28 Harris Av** – The Wetlands Administrator updated the WPC that both herself and the NRC Director Brandon Schmitt performed an inspection and confirms the encroachment on Town land has been removed. She provided a letter of acknowledgement of work completed to the owner of 26 Harris Avenue, who is selling the property that included a statement that new owners will have the responsibility to complete the restoration by watering the new plants.
4. **42 Sheridan Rd | 36 Sheridan Rd** – Wetlands Administrator sent a memo to the ZBA to encourage an updated wetland delineation for the parcel before the ZBA. Secretary J. Adams asked for more information and Committee member K. Hanron clarified the address as 36 Sheridan Road. The Wetlands Administrator stated she will send a letter to the owner to file a Request for Determination.
5. **66 Walnut St** – The Wetlands Administrator shared that Boston Gas/National Grid continues to send regular Stormwater Pollution Prevention Plan reports during active replacement of the gas main under the Charles River. J. Meyer provided the most recent report to the WPC. The Chair E. McLane inquired as to the deadline for finishing work and the Administrator stated it is October.

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

7: 00 Public Voice (Chair)

None

7:05 pm Public Hearings and Meetings (Committee)

1. **121 Manor Av (cont NOI)** – 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 (draft OOC).
People: Diane Simonelli
New Information/Discussion: D. Simonelli shared the changes made in the plan with more details including the use of purple to highlight the new fence location. She asked to close the NOI and issue an OOC with the changes made.
Decision: J. McLaren said it looks like the applicant completed all the requests made by the WPC.
Action(s): J. Adams made the motion to approve the plan under both the State Wetlands Act and Wellesley Wetlands Bylaw. J. McLaren seconded the motion and it was approved, 4-0.

2. 57 Valley Rd (*cont. NOI*) – DEP File # 324-1002, Applicant: J. Ramirez; extend driveway, remove failing tree, remove mitigation plantings, and plan new mitigation planting within the buffer zone

People: Civil Engineer Desheng Wang

New Information/Discussion: none

Decision: J. Adams made a motion to approve and issue an Order of Conditions under both the State Wetlands Act and Wellesley Wetlands Bylaw. The motion was approved by a vote of 4-0.

Action(s):

Administrator:

- Issue the OOC and deliver to Mr. Wang at the site inspection

3. 4 Twitchell St (*cont. NOI*) – no DEP file #

People: NA

New Information/Discussion: The applicant requested to continue the hearing until the next meeting on 8/25/2022. J. Meyer shared that 4 Twitchell was being reviewed by the ZBA and will be back on the agenda for 8/25/2022.

Action(s): none

4. 108 & 112 Abbott Rd. (*cont NOI*) MADEP # 324-1004. Applicant: G. Russell; construction of a garage, addition, pool and modify drainage within the buffer zone and 25-foot No-Disturbance Zone to an intermittent stream.

People: Paul McManus, Verne Porter, Buck Russell, Rebecca Russell

New Information/Discussion: V. Porter presented plan changes that were not received by the Committee before the deadline. V. Porter stated that he had reviewed the plans with George Saraceno, Town of Wellesley Senior Civil Engineer. Wetlands Scientist Paul McManus reviewed the project against the performance standards for Buffer Zone under the Town of Wellesley bylaw regulations. Mr. McManus then reviewed the waiver request with the Committee. Chair E. McLane asked the applicants if they had considered rotating the driveway to save tree T12, a large oak. Secretary J. Adams emphasized that it is not the trees per se that the WPC must protect but the habitat. He then asked the applicants if water would go into the garage during a rain event. V. Porter stated that stormwater would go down the driveway. The Wetlands Administrator asked for the author of the pervious driveway detail and then requested a detail be signed and stamped. The Chair E. McLane asked the WPC what they thought about the revised waiver request. Committee member J. McLaren stated that there is a lot of new work within the 25-ft No-Disturbance Zone. The Committee then reviewed the revised planting plan and each tree that is proposed for removal.

Decision: Continue the hearing to the next meeting on August 25

Action(s):

Applicant:

- Provide an engineered stamped plan for the driveway paver detail
- Provide a figure stating the existing area of Buffer Zone that is not Extensively Altered and proposed area
- Summarize the percent change of habitat alteration pursuant to Section 2.5(4)a.2.
- Provide a supplement to the Operations & Maintenance Plan that is specific on pool drainage in accordance with the town policy, and a supplement O&M for the driveway
- Provide more detail of what is happening at the control structure near tree T-4 (American elm)
- Update the planting plan to save tree T4 (elm)

5. **76 Bristol Rd.** (*new Request to Amend Order of Conditions*) – MA DEP #324-0985 Applicant: D. Silverstein; to change porous driveway pavement material to standard asphalt, increasing impervious area on site.

People: none

New Information/Discussion: The Wetlands Administrator started the discussion by acknowledging that while placing the request to amend the Order of Conditions on the agenda, the WPC office did not submit the legal ad in time so the opening of the request to amend the Order is postponed to the next meeting on August 25th, with the consent of the applicant.

Decision: The Committee will review the request at the next Wetlands hearing on August 25.

Action(s):

Administrator: advertise the hearing for August 25

Public Voice:

Harold Burnstein - 70 Bristol Road – expressed concern that reducing the permeability of the driveway will decrease protection of the vernal pool and wants to know how this change will protect that habitat. The abutter stated he will follow up with a letter to the WPC to put his concerns in writing.

6. **85 Ledgeways** (request for minor plan change) MA-DEP # 324-0970. Applicant: V. Melfa; to add additional HVAC units within Buffer Zone to Rockridge Pond

People: none

New Information/Discussion: WPC members K. Hanron and J. McLaren and the Wetlands Administrator visited the site to understand whether there would be additional disturbance of naturalized area in order to place additional HVAC units. K. Hanron reminded the WPC that the approved plan had proposed just one unit. The plan change would approve four units upgradient of the 25-ft no-disturbance zone.

Decision: J. McLaren made the motion to approve a minor plan change under both the State Wetlands Act and Wellesley Wetlands Bylaw. The motion was approved by a vote of 4-0.

Action(s):

Administrator: Issue the minor plan change to the applicant

08:00 PM Adjournment (Chairman):

J. McLaren made a motion to adjourn the admin portion of the meeting. J. Adams seconded the motion. The motion was approved by a 4-0 vote.