



Wellesley

MASSACHUSETTS

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Town of Wellesley
Wetlands Protection Committee (WPC)
Meeting Minutes
September 15, 2022 – 6:30 p.m.

Meeting Location:
Online Meeting

Approved on 10/6/2022

Members Present:

Ellie McLane, Chair; John Adams, Secretary; James McLaren; Kevin Hanron; Eben Scanlon, Associate Member

Members not Present: Pete Jones, Vice Chair; Doug Hersh, Associate Member

Staff Present: Julie Meyer, Wetlands Administrator

Guests Present: Chris Delisle, Dan Dragani, David Burke, Russell Family, Andrew Thibault, David Himmelberger, Gordon Russell, Verne Porter, Paul McManus, Robert Truax, Scott Henderson, Phil Cordeiro, Chuck Caron, Diana Sheng

Public Voice: None.

6:30 Meeting Open (Chair)

6:30 Administrative Business (Admin)

1. The review and approval of 08/25/2022 regular meeting minutes was postponed until the next meeting.
2. Review of Open Meeting Law and public participation:
 - a. J. McLaren volunteered to read letters submitted to the WPC and summarize them at the WPC hearings.

- b. The Wetlands Administrator and WPC associate member Eben Scanlon will review technology options to make the Public Voice participation easier for all stakeholders.

6:45 Active Matters (Admin)

1. **81 Croton St** –update on issuance of fine; update on completion of planting restoration trees. The Wetlands Administrator stated that the owners emailed to state they had planted. Due to differences in what was planted from the approved plan of record, she directed the owners to plant a minimum of three oak trees. The Wetlands Administrator will follow-up with owners. The owners had appealed the fine and it was reduced.

7:00 p.m. Public Meeting Open (Chair)

Chair E. McLane read the rules for the public meeting. 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.

Public Voice for Items not on the agenda: None

Public Hearings and Meetings (Committee)

179 Winding River Road (new COC) was taken up first to accommodate a request by applicant's representative to briefly update the WPC and then to continue to October 6.

Chair E. McLane announced that 35 Overbook Drive withdrew their Request for Determination.

1. **271, 272 Worcester St** (cont. NOI) - MA-DEP # 324-1005: Applicant: B. Shaughnessy, Town of Wellesley DPW Water & Sewer Division; Rosemary and Longfellow well replacements.
People Present: Chuck Caron
New Information/Discussion: Representative C. Caron stated the applicant is willing to substitute the words "water management" for "dewatering in special condition #38."
Decision: Secretary J. Adams made a motion to close the hearing and approve the Order of Conditions (OOC) under both the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The motion was passed by a 4-0 vote.
Action(s): The Wetlands Administrator will issue the OOC.
2. **108 & 112 Abbott Rd** (cont. NOI) - MA-DEP # 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: G. Russell, Russell Family, Paul McManus, Verne Porter, David Himmeberger
New Information/Discussion: The WPC requested the Applicant submit an alternative analysis as

per the request to waive the performance standard for working in the No-Disturbance Zone, even though the Waiver request was approved at the previous meeting.

Decision: The applicant agreed to continue to the October 6th meeting.

Action(s): The applicant will submit the additional information requested.

3. **1 Sunnyside Av** (*cont* NOI) – MA-DEP # 324-1006: Applicant: J. Storck; construct a single-family home and driveway within Riverfront Area and Buffer Zone to Sunnyside Brook

People Present: Robert Truax, GLM project engineer

New Information/Discussion: and updated site plan was reviewed. Additional information was requested.

Decision: The applicant agreed to continue to the October 6th meeting.

Action(s): The applicant will submit updated plans to show a quantitative mitigation proposal, where markers for the border of the No-Disturbance Zone will be placed, and how two dead trees by the road will be handled.

4. **900 Worcester St/ Rt 9** (*cont.* COC) - MA-DEP # 324-0845 - Applicant: Edge Sports Group LLC; construction of sports center and parking areas within buffer zone, bordering land subject to flooding, riverfront area, and isolated vegetated wetland

People Present: Phil Cordeiro, A&M project engineer

New Information/Discussion: The applicant's consultant updated the WPC on the 6 outstanding items from the opening meeting on 8/25 and informed the board that they had planted sufficient mitigation trees, are willing and able to tarp knotweed. They will continue to pull buckthorn. The sports center now has put "do not mow" signs at the top of the replicated wetland. The sports center will remove trash from the wetland as part of their ongoing maintenance. The applicants' engineer stated that the Town of Wellesley's DPW stormwater engineer communicated to him that he was comfortable with the flood control measures. Finally, the sports center committed to vacuum the parking lot as per the Order of Condition's operations and maintenance plan in perpetuity.

Decision: Jim McLaren made a motion to close the hearing and approve the Certificate of Compliance (COC) under both the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The motion was passed by a 4-0 vote.

Action(s): The Wetlands Administrator will issue the COC.

5. **4 Twitchell St** (*cont.* NOI) - no DEP file #

People: none present

New Information: request was made by applicant to continue until the October 6th meeting

Discussion: None

Decision: Continue to the October 6th meeting

Action Steps: none

6. **26 Morses Pond Rd** (renewed NOI) – MA-DEP file # 324-0932: Applicant: Jian Sheng; after-the fact tree cutting and planting to restore the Buffer Zone to Morses Pond.

People: David Burke and Diana Sheng

New Information: Planting Plan was submitted for 30 *Clethra alnifolia* along bank.

Decision: The applicant agreed to continue to the October 6th meeting.

Action Items: The Wetlands Administrator will draft an Order of Conditions.

7. **25 Wellesley Av** (new NOI) – MA-DEP file # 324-1007 (no file number issued at time of meeting):

Applicant: C. DeLisle; construct a 2-story addition, renovate a deck, walkway, and stairs; remove detached garage within Riverfront Area to Fuller Brook.

People Present: wetland scientist Andrew Thibault, Dan Dragani, Chris DeLisle

New Information: Plans were reviewed. The applicant's representative agreed the project was re-developed Riverfront area and thus a compliance narrative that it meets performance standards for that section of the bylaw and state regulations is needed.

Decision: The applicant agreed to continue to the October 6th meeting.

Action Items: The applicant will submit the required performance standard analysis and updated plans.

8. **179 Winding River Rd** – (new COC) -MA-DEP file # 324-0900: Applicant: J. Kim; to remove trees, grading and lawn installation, stormwater infiltration, and sports court.

The project representative provided a brief update at 7:00 PM

People: Scott Henderson, project engineer

New Information: The engineer acknowledged that a 30" diameter oak tree that was to be protected during construction is showing signs of distress. He offered to bring in an arborist and tree care company to inspect the condition of the tree, provide a report on its condition with findings to the WPC, and make recommendations as to how to improve the health of the tree.

Decision: The applicant's representative agreed to continue to the October 6th meeting

Action Items: The applicant will submit an arborist's report.

8:38 p.m. Adjournment (Chair):

John Adams made a motion to adjourn the meeting. The motion was approved by a 4-0 vote.