Members Present: Richard Howell, Chair; Pete Jones, Vice Chair; John Adams, Secretary; Toby Stover; Jim McLaren; Ellie McLane, Associate Member

Staff Present: Julie Meyer (Wetlands Administrator)

Guests: Steve Tosti; Donna Tosti; Jan Gardiner; Rebekah Lacey; Genevra Casais; Mike Toohill; Beverly Rubin; Bradley Wertheim; Eben Scanlon; Dana Schock; Mark Cooperman; Debbie Anderson; Michael Hines; Mike Hinchy; Peter Tam; Mark Manganello; George Ryan; Navesh Perumal

6:32 pm - Official Start

Administrative Business (J. Meyer)

- **Review Checklists** – Rebekah Lacey was present to discuss the checklists that she created for the WPC. She discussed that there was an issue that the Town Bylaw and WPA requirements are interwoven in the town regulations. She said that it is important to be able to distinguish between the WPA and the Bylaw when making decisions. The WPC were happy with the checklists. R. Lacey will change the “x” to “yes” for clarity on what requirements are needed. She stated that she will also gray out boxes when requirements are not applicable. The WPC will review these checklists further and send comments to J. Meyer.

- **Letter of Potential Violation, 35 Harris Avenue** - J. Meyer stated that she stopped by unannounced at 35 Harris Avenue to check on a tree that was being cut. The property owner, Steve Tosti, was present to discuss the next steps. J. Meyer stated that she had issued a Letter of Potential Violation to the property owner. The WPC advised the homeowner to plant a native tree in the buffer zone and to coordinate with J. Meyer.

*Administrative Business was put on hold at 7:05 pm.*

*Administrative Business resumed at 9:55 pm.*

- **September 12, 2019 Meeting Minutes** – J. Adams made, and T. Stover seconded, a motion to approve the September 12, 2019 Meeting Minutes with the change that P. Jones made the
motion for 24 Sabrina. The WPC voted all in favor to approve the September 12, 2019 Meeting Minutes with the change that P. Jones made the motion for 24 Sabrina.

- **19 Princeton Road** – The WPC signed signature pages for the 19 Princeton Road Certificate of Compliance approved at the previous meeting.

**Public Meeting Open** (Chairman)

7:05 pm **Public Voice** (J. Meyer)

- Genevra Casais, Lexington Road – Stated that she was opposed to the project along Lexington Road. She also stated that she opposed tree removal and development near a wetland area. She asked if this project meets the DEP’s standards.
- Jan Gardiner, 22 Lexington Road – Stated that she was concerned with traffic coming down the street.
- Beverly Rubin, Lexington Road – Stated that she wants the WPC to consider having mitigation on Lexington Road instead of across the street since the trees proposed for removal are on Lexington Road.

**Public Hearings – New and Continued*** (Committee)

**900 Worcester Street - MA DEP 324-0923 (continued NOI)**

People Present: No one present

Decision: Continued to the next hearing.

Special Conditions:

- Must provide a stamped plan
- Planting mitigation should reference this permit

Action Items:

**Administrator:**

- Correct condition 18 to say that erosion controls must be installed
- Have applicants review changes made to the draft OOC

**Applicant:** Provide a stamped plan to the WPC

**32 Boulevard Road- MA DEP 324-0926 (continued NOI)**

People Present: Brad Wertheim

Decision:

- J. McLaren made, and T. Stover seconded, a motion to close and approve the Order of Conditions for 32 Boulevard Road under the Massachusetts Wetlands Protection Act. The WPC voted all in favor to close and approve the Order of Conditions for 32 Boulevard Road under the Massachusetts Wetlands Protection Act.
- T. Stover made, and J. McLaren seconded, a motion to close and approve the Order of Conditions for 32 Boulevard Road under the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to close and approve the Order of Conditions for 32 Boulevard Road under the Wellesley Wetlands Protection Bylaw.

Special Conditions: None

Action Items:

**Administrator:** Issue the Order of Conditions to the applicant.

**Applicant:** None
60-76 Livingston Road – WPB-012 (continued NOI)
People Present: No one was present
Documents of Record:
Decision: J. Adams made, and T. Stover seconded, a motion to close and approve the Order of Conditions for 60-76 Livingston Road under both the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to close and approve the Order of Conditions for 60-76 Livingston Road under both the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.
Special Conditions: None
Action Items:
Administrator: Issue the Order of Conditions to the applicant.
Applicant: None

300 Wellesley Avenue/228 Forest Street- MA DEP 324-0929 (continued NOI)
People Present: Mike Toohill
Decision: Continued to the next meeting.
Special Conditions:
- A Certified Irrigation Designer may stamp the As-Built for the COC instead of a Professional Engineer;
- Resource must be flagged before work begins
Action Items:
Administrator: Work with the applicant on the wording of the pesticide reporting.
Applicant:
- Submit a final plan to the WPC
- Delineate the 25’ NDZ

15 Greylock Road - MA DEP 324-0925 (continued NOI)
People Present: Mark Cooperman
Decision: T. Stover made, and P. Jones seconded, a motion to close and approve the Order of Conditions for 15 Greylock Road under both the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to close and approve the Order of Conditions for 15 Greylock Road under both the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.
Special Conditions: The driveway may be used for short term storage.
Action Items:
Administrator:
- Remove note about different owner
- Update OOC to state that the hazard pine tree and diseased hemlocks will be removed
Applicant:
- Submit a digital stamped copy to the WPC
- Submit updated landscape plan
- Submit updated impervious surface information

96 Worcester Street - MA DEP 324-0921 (new Plan Change)
People Present: No one was present
Decision: T. Stover made, and J. Adams seconded, a motion to close and approve the Plan Change request for the Order of Conditions for 96 Worcester Street. The WPC voted all in favor to close and approve the Plan Change Request for the Order of Conditions for 96 Worcester Street.
Special Conditions: None
Action Items:

Administrator:
- Issue the approved plan change to the applicant.
- Issue a Letter of Violation and a Letter of Agreement to the applicant for the tree cutting. State in the letter that future violations will result in a fine.

Applicant: None

45 Falmouth Road - MA DEP 324-0881 (new Amended OOC)
People Present: Dana Schock
Decision: J. Adams made, and P. Jones seconded, a motion to close and approve the Plan Change request for the Order of Conditions for 45 Falmouth Road. The WPC voted all in favor to close and approve the Plan Change Request for the Order of Conditions for 45 Falmouth Road.
Special Conditions: None
Action Items:
- Administrator: Issue the approved plan change to the applicant.
- Applicant:
  - Stabilize the bank
  - Clean up trash
  - Replace straw wattle

173 Winding River Road - MA DEP 324-XYZ (new NOI)
People Present: Michael Hinchy, Debbie Anderson
Decision: Continued to the next hearing.
Special Conditions: None
Action Items:
- Administrator: None
- Applicant:
  - Submit impervious surface change percentage to the WPC
  - Submit soil samples to confirm what/where the resource is
  - Submit impervious area square feet to the WPC
  - Take a soil sample of where the pervious pavers are being installed
  - Submit stormwater report
  - Provide mitigation for any tree removal
  - Submit an O and M plan

11 Vane Street - (new NOI)
People Present: Michael Hines
Decision: Continued to next hearing.
Special Conditions: None
Action Items:
- Administrator: Draft Order of Conditions and send to WPC/applicants.
- Applicant: None

20 and 40 Williams Street - MA DEP 324-0930 (new NOI)
People Present: Mark Manganello, Peter Tam, George Ryan
Decision: Continued to the next hearing.
Special Conditions: None
Action Items:
- Administrator: Ask DPW for stormwater review
Applicant:
- Submit waiver for work in the 25’ NDZ to the WPC
- Quantify impervious change
- Look at preserving large tree or provide better mitigation for it
- Quantify the number of trees that will be removed
- Review performance standards for the floodplain

10 Vane Street - MA DEP 324-0908 (new Plan Change)
People Present: Navesh Perumal
Decision: Resubmit as an Amendment to the OOC
Special Conditions: None
Action Items:
  Administrator: Write a memo to ZBA that changes will likely be approved under an Amendment.
  Applicant: File a request for an Amended Order of Conditions.

27 Meadowbrook Road - MA DEP 324-0794 (new COC)
People Present: No one was present
Decision: P. Jones made, and J. McLaren seconded, a motion to close and approve the Certificate of Compliance for 27 Meadowbrook Road. The WPC voted all in favor to close and approve the Certificate of Compliance for 27 Meadowbrook Road.
Special Conditions: None
Action Items:
  Administrator: Issue the Certificate of Compliance to the applicant.
  Applicant: None

Adjournment (Chairman)
J. Adams made, and P. Jones seconded, a motion to adjourn. The WPC voted to adjourn the meeting at 10:03 pm.