



# Wellesley

## MASSACHUSETTS

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### Wetlands Protection Committee Minutes 1/7/2016

Town of Wellesley  
Wetlands Protection Committee  
Meeting Minutes  
January 7, 2016

**Approved 3/17/2016**

Meeting Location: NRC Office, Lower Level, Town Hall  
525 Washington Street  
Wellesley, MA 02482

Present: Members Robert Collins (Chair), Richard Howell, Carl Sciple, J.S. Waugh, Neal Glick, Peter Jones (Associate) and Pam Helinek (Wetlands Administrator)

Guests: David Himmelberger, Sarah Widing, Maggie Egger, Ben Atlas, Weilin Tu, Mark Arnold, Brian Butler, Yi Wong, Brian Dalmaso, Michelle and Tom Foster, Mark Tricoli

6:30 pm **Public Voice**

There was no one present for Public Voice

#### **Administrative Business**

- *Babson College, Storage Tank Removal – Certificate of Compliance (COC) Request, MassDEP #324-0679* – Supporting documents include Request for Certificate of Compliance, prepared by VHB, dated 12/21/2015. S. Widing, VHB, was present. The tank was removed. There were no deviations from the order. **C. Sciple made and J.S. Waugh seconded a motion to issue the COC; the WPC voted 5-0 to issue the COC.**
- *66 Ridge Hill Farm Road – Enforcement Order, request to close, MassDEP #324-0721* – Supporting documents include
  - Estimate for landscaping, prepared by Phil Mastroianni Corp., dated 12/30/2015
  - Proposed Planting Detail Sheet, prepared by Field Resources, Inc., dated 1/5/2016, scale: 1" = 20"D. Himmelberger, representing the Property Owner, and M. Eggers, the Property Owner, were present. The gully has been fixed, the sports court has been removed,

the fence was removed, and sod has been put down. The black stone dust was replaced with soil. The Property Owner is requesting to put the fines toward plantings in the Buffer Zone (BZ). A planting plan was submitted. The Property Owner wants to enhance the BZ and improve the view for the abutters. **The WPC voted 4-0-1 to approve using the fine for plantings.**

- *Discussion: Bylaw Regulations* – There was discussion on holding a special meeting with John Rockwood present.

#### **Public Hearings – New and Continued\***

7:10      65 Martin Road – Amended Order of Conditions (OOC), Extension Request, MassDEP #324-0726

There was a site visit on 1/5.

Supporting documents include

- Request for Amended Order of Conditions, prepared by Oxbow Associates, dated 12/18, stamped received by the Natural Resources Commission NRC 12/21/2016
- Stormwater analysis, prepared by Frederick Russell PE 36713, dated 11/27/2015, stamped received by the NRC 12/21/2015
- Plan: “Site Plan,” prepared by Frederick Russell PE 36713, dated 11/3/2015, scale: 1” = 20’, stamped received by the NRC 12/21/2015

B. Butler, Oxbow Associates, was present.

There is an issue with runoff water flooding the garage. The plan calls for completing the driveway and putting in a storm drain that will go into a sump pump with a flapper valve. The water will go through the flapper valve into an infiltration gallery. The unit is cleanable, and there will be an inspection port.

There was discussion whether the proposed system has adequate capacity.

The WPC requested a perc test.

**R. Howell made and J.S. Waugh seconded a motion to grant an extension to the Order; the WPC voted 5-0 to grant the extension.**

7:58      100 Cedar Street – Amended OOC, MassDEP #324-0748

There was a site visit on 1/5.

Supporting documents include

- File for Amendment Letter, signed by Brian Dalmaso, stamped received by the NRC 12/24/2015

Brian Dalmaso, representing Ken Zhao, the Property Owner.

The previously approved plan was to build additions; however, the foundation would not support the additions. The Zoning Board granted permission to tear down the house and rebuild it in the same footprint with the additions, but it wasn't brought back before the WPC. The original OOC allowed excavation of the front and back and construction of the proposed additions; the OOC needs to be amended after the fact for the demolition and rebuilding the foundation and house in the original footprint with the originally approved additions. And the pipe

The house was torn down. There are no changes in the topography; the grades have not changed.

The DPW is mandating that the sewer line be replaced.

The soil from excavation was shipped off site. The silt fences are still in place.

The entire site is within the 200-ft BZ.

The driveway is part of the original OOC.

**R. Howell made and J.S. Waugh seconded a motion to approve the amended OOC along with the new the sewer line; the WPC voted 5-0 to approve the amended OOC.**

\*N. Glick left the meeting.

8:20      73 Benvenue Street – Request for Determination of Applicability (RDA)

There was a site visit on 1/5.

B. Atlas, representing the Property Owners, Weilin Tu, the Property Owner, were present.

Supporting documents include

- RDA, prepared by Weilin Tu, dated 12/17/2015, stamped received by the RC 12/17/2015
- Summary letter, prepared by Lucas Environmental, LLC, dated 10/9/2015
- Tree preservation plan, prepared by Hartney Greymount, dated 12/23/2015
- Plan: "Plan of Land," prepared by Everett M. Brooks Co., stamped Bruce Bradford PLS 38376, scale: 1 in. + 20 ft., dated 11/6/2015

R. Collins opened the hearing on a proposal to demolish existing house and rebuild on same footprint in BZ.

B. Atlas was present.

The front landing will be moved by 4 ft. The driveway will stay intact; the grading will stay the same.

An arborist has determined that two dead trees within the BZ and a pine, which is hazardous, need to be removed.

There will be a shallow 4-ft. foundation under the garage addition; a portion of it is on the edge of the BZ. Excavation for the garage will be 916 cu. ft. in the BZ and the front landing is 44 sq. ft. A deck on Sonotubes is also proposed.

Concerns were raised over the yard pitching down to a large pipe and drainage to the wetland. Concerns were also raised over possible pool draining and whether it would drain into the wetlands.

The WPC is requesting an infiltration plan; a perc test is recommended.

**R. Howell made and P. Jones seconded a motion to issue a positive determination; the WPC voted 5-0 to issue a positive determination.**

8:50      10 Old Farm Road – Notice of Intent (NOI), MassDEP #324-0814

Supporting documents include

- NOI and supporting documents, prepared by Goddard Consulting, dated 12/30/2015, stamped received by the Natural Resources Commission (NRC) 12/30/2105
- Plan: “Permit Site Plan,” prepared by Schofield Brothers LLC, stamped by Bert Corey CE 48423, dated 11/10/2015, scale: 1” = 20’, stamped received by the NRC 12/30/2015

R. Collins opened the hearing on a proposal to build a house within the BZ in a newly formed lot.

Mark Arnold, Goddard Consulting, representing the Property Owners, was present.

Originally the site consisted of two lots; the lots were reconfigured as a single, buildable lot.

Leaf debris piles have been removed from inside the 25-ft BZ. There are also some brick and fill piles that will be removed. There is a large 39-inch oak just across the property line. There is a 19-inch white pine off site that leans over the site; it would need protection even though it is not on site. A tree protection plan will be submitted.

The proposed project will build a single-family home within the BZ with a garage and deck. An ornamental fence will be placed along the BZ to delineate it. Erosion controls will be placed around the work zone. Several infiltration systems will be installed; a trench will be installed along the length of the driveway to provide recharge for the driveway.

Rock will be chiseled down to get a slope to the grade for the driveway.

A planting plan has been submitted for the 25-ft. BZ; the BZ will be enhanced with 42 native shrubs and 100 ferns. The plantings will be on the wetlands side of the fence; the proposed fence will be a split rail fence.

The increase in impervious is 4495 sq. ft.

Fabric will be placed over the gravel and will act as a filter.

There may be a need for temporary stockpiles, but stockpiles will be trucked off site as soon as possible. Stockpiles will be in the driveway area; the driveway will be constructed at the end. There could be a condition to surround stockpiles with wattles.

There won't be excavation equipment outside the erosion controls; there was a concern that overstory could be damaged by excavation equipment being brought in.

The WPC asked for more information on tree protection; orange fencing could be used.

M. Tricolli, an Abutter, raised concerns about direction of runoff. M. Foster, an Abutter, raised concerns about the lower back corner of their lot, which is usually wet. The existing contours should direct water away from the Abutters' lots.

Mark asked about mitigation and screening. Adding the shrub layer is the only proposed mitigation. Foster asked if the plantings would help the wetlands; native shrubs will provide a more diverse habitat. Cricket Vlass should review the planting plan.

Planking may be needed to protect roots from equipment.

The DEP had no comments.

Fixed markers will be a condition.

The WPC is requesting more information on stormwater management for a 100-yr. storm, stockpiles, sequencing, and tree protection for the continued hearing.

Perc testing has been done. The WPC is requesting more information on the test pits.

9:40      66 Woodside Avenue – NOI, MassDEP #324-0812 (Continued to 1/28)

**Administrative Business (Continued)**

- *38 Sabrina Road – COC Request, MassDEP # 324-0786* – Supporting documents include Request for Certificate of Compliance letter, dated 12/3/2015, signed by Joyce Hastings PLS, stamped received by the NRC 12/10/2015. The pool and deck are smaller than what was proposed; the pool and wall were not installed. **R. Howell made and J.S. Waugh seconded a motion to issue the COC; the WPC voted 5-0 to issue the COC.**

**Adjournment**

**P. Jones made and J.S. Waugh seconded a motion to adjourn; the WPC voted 5-0 to adjourn.**

Respectfully submitted,

Marion Heller  
WPC Administrative Assistant