Town of Wellesley
Wetlands Protection Committee
Meeting Minutes
March 7, 2019

Voted to approve 3/28/19

Meeting Location:
Kingsbury Room, Wellesley Police Station
485 Washington Street
Wellesley, MA 02482

Members Present: Richard Howell, Chair; Pete Jones, Vice Chair; Jim McLaren; Toby Stover.

Members Not Present: John Adams, Secretary

Staff Present: Julie Meyer (Wetlands Administrator)

Guests: Leah McGovern; Diane Soderholm; Greg Tanner; Laura Tanner; Carolee Fogg; Stephen Fogg; T.J. Rosa; Debbie Anderson; Mark Cooperman; Pete Holland; Susan Anderson; Don Thieme; Laura McGrath; Allie Pfannenstiehl; Tim Power; Nancy Westenberg; Deborah Daniels; Dave Hickey; Marlo Robinson; Stephen Tostv; Scott Hayes; Steven Roy; Michael Moonan

6:30 pm - Official Start

Administrative Business (J. Meyer)

- February 14, 2019 Meeting Minutes - P. Jones made, and T. Stover seconded, a motion to approve the February 14, 2019 meeting minutes. The WPC voted 4-0 in favor of approving the February 14, 2019 meeting minutes.
- Wellesley College, Certificate of Compliances - The WPC signed Certificate of Compliances for Wellesley College that were approved at the last hearing.
- Active Matters

48 Mayo Road - The WPC agreed to issue an emergency certification for the removal of 3 hazard trees to protect the health and safety of the residents. The owners may remove three trees and leave stumps or snags. The applicant will need to return to the WPC to file an Amended OOC within 21 days, extend the OOC, and propose mitigation for these tree removals. P. Jones made a site visit on March 6.

Public Meeting Open (Chairman)

7:10 pm Public Voice (J. Meyer)
• Diane Soderholm, 16 Duxbury Road – D. Soderholm expressed concerns regarding the project at 35-37 Harris Avenue. She stated that she is concerned about flooding that might be caused by this construction. She asked how they will mitigate the stormwater.

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

**106/350 Central Street - 324-0899** (continued NOI)
**People Present:** No one was present  
**Resource:** Riverfront Area and Buffer Zone  
**Decision:** J. McLaren made, and T. Stover seconded, a motion to close and approve the Order of Conditions for 106 and 350 Central Street under both the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The WPC voted 4-0 in favor of approving the Order of Conditions for 106 and 350 Central Street under both the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.  
**Special Conditions:** The applicant must not pave the pathway immediately before a rainstorm.  
**Action Items:**  
- **Administrator:** Issue the Order of Conditions to the applicant.  
- **Applicant:** None

**12 Winding River Circle - 324-0894** (continued NOI)  
**People Present:** No one was present  
**Resource:** Riverfront Area, Bank, BVW, Buffer Zone, BLSF  
**Decision:** Continued to the next meeting.  
**Special Conditions:** None  
**Action Items:**  
- **Administrator:**  
- **Applicant:** Add glass film details on plan sheet

**900 Worcester Street - 324-0845** (continued Amended OOC)  
**People Present:** Chase Bernier  
**Resource:** IVW, Buffer Zone, BLSF, Riverfront Area  
**Decision:**  
- T. Stover made, and J. McLaren seconded, a motion to close and approve an Amended Order of Conditions for 900 Worcester Street under the Massachusetts Wetlands Protection Act. The WPC voted 4-0 in favor of closing and approving an Amended Order of Conditions for 900 Worcester Street under the Massachusetts Wetlands Protection Act.  
- T. Stover made, and P. Jones seconded, a motion to close and approve an Amended Order of Conditions under the Wellesley Wetlands Protection Bylaw. The WPC voted 4-0 in favor of closing and approving an Amended Order of Conditions for 900 Worcester Street under the Wellesley Wetlands Protection Bylaw.  
**Special Conditions:** None  
**Action Items:**  
- **Administrator:** Issue the Amended Order of Conditions to the applicant.  
- In the narrative and findings portion, add that the peer reviewer approved the originally submitted plan that involved the use of selected herbicide application, but the applicant provided the alternative plan in response to abutters’ concerns and the Town’s Organic Integrated Pest Management Policy.  
- **Applicant:** None
179 Winding River Road - 324-0900 (continued NOI)
People Present: Scott Henderson
Resource: Buffer Zone
Decision: Continued to the next meeting.
Special Conditions: None
Action Items:
   Administrator: None
   Applicant:
   • Send the WPC an updated Tree Protection Plan detailing critical root zone protection.

63 Pine Plain Road - 324-0810 (new COC)
People Present: No one was present
Resource: 100-foot Buffer Zone
Decision: P. Jones made, and J. McLaren seconded, a motion to close and approve the Certificate of Compliance for 63 Pine Plain Road. The WPC voted 4-0 in favor of closing and approving the Certificate of Compliance for 63 Pine Plain Road.
Special Conditions: None
Action Items:
   Administrator: None
   Applicant: None

(sound cut out)
106 Central Street - 324-0302 (new COC)
People Present: No one was present
Resource: 100-foot Buffer Zone
Decision: Continued to next hearing (no site visit was performed due to snow)
Special Conditions: None
Action Items:
   Administrator: None
   Applicant: None

106 Central Street - 324-0456 (new COC)
People Present: No one was present
Resource: 100-foot Buffer Zone
Decision: Continued to next hearing (no site visit was performed due to snow)
Special Conditions: None
Action Items:
   Administrator: None
   Applicant: None

106 Central Street - 324-0421 (new COC)
People Present: No one was present
Resource: 100-foot Buffer Zone
Decision: Continued to next hearing (no site visit was performed due to snow)
Special Conditions: None
Action Items:
   Administrator: None
   Applicant: None
25 Ashmont Road - 324-0801 (new COC)
People Present: No one was present
Resource: 100-foot Buffer Zone
Decision: Continued to next hearing (no site visit was performed due to snow).
Special Conditions: None
Action Items:
   Administrator: None
   Applicant: None

29 Brookfield Road - (new RDA)
People Present:
Resource: 200-foot Riverfront Area, possible BVW and BLSF (not delineated)
Decision: J. McLaren made, and P. Jones seconded, a motion to close and issue a Positive Determination of Applicability for 29 Brookfield Road. The WPC voted 4-0 in favor of closing and issuing a Positive Determination of Applicability for 29 Brookfield Road.
Special Conditions: None
Action Items:
   Administrator: Issue the Positive Determination of Applicability to the applicant
   Applicant: None
   • File for a Notice of Intent if they wish to move forward with this project.

24 Sabrina Road - 324-0902 (new NOI)
People Present: Mark Cooperman
Resource: 100-foot Buffer Zone, 25-foot No-Disturbance Zone
Decision: Continued to the next meeting (no site visit was performed due to snow)
Special Conditions: None
Action Items:
   Administrator:
   • Organize site walk to confirm the status of the trees in question.
   • Draft Order of Conditions and send to WPC and applicant.
   Applicant: None

121 Lowell Road - 324-0907 (new NOI)
People Present: Debbie Anderson
Resource: 100-foot Vernal Pool Habitat, 100-foot Buffer Zone to Isolated Vegetated Wetland
Decision: Continued to the next meeting.
Special Conditions: None
Action Items:
   Administrator:
   • Draft the order of conditions and send to the WPC and applicant.
   • Organize a site walk.
   Applicant:
   • Send the WPC the following:
     o Detail regarding tree removals
     o Grading plan
     o Detail of the retaining wall
     o Arborist report
38 Windsor Road – 324-0905 (new NOI)
People Present: Pete Holland, Tim Power
Resource: 100-foot Buffer Zone to Bordering Vegetated Wetland
Abutter Testimony:
- Marlo Robinson, 33 Windsor Road – M. Robinson stated that she was concerned about the house moving forward. She stated that the project has been trying to appeal the demolition delay decision. She also asked if this project will go to large house review and was concerned that it could be changed. M. Robinson stated that hawks, owls, and other wildlife use that property as a corridor to migrate through.
- Nancy Westenberg, Windsor Road – She suggested more native plantings to slow down water runoff from the site.

Decision: Continued to the next meeting.
Special Conditions: None
Action Items:
  Administrator:
  - Organize site walk.
  - Draft the Order of Conditions and send to the applicant and WPC.
  - Ask DPW for stormwater memo.
  Applicant:
  - Discuss LID options with owner.
  - Send mitigation details to WPC.
  - Submit wildlife habitat assessment to the WPC.
    - Use wildlife cameras.

15 Woodland - 324-0904 (new NOI)
People Present: Chuck Caron
Resource: 100-foot Buffer Zone to BVW, 25-foot No-Disturbance Zone; 200-foot Riverfront Area
Discussion:
Abutter Testimony:
- Steven Fogg, 17 Woodland Road – S. Fogg expressed the following concerns:
  - Drainage – He stated that it appeared that the infiltration trenches will only be able to accommodate a 1-inch storm. He asked if there is any overflow risk.
  - Riverfront Area – He stated that Boulder Brook has never dried up and is in his view a perennial stream.
  - Loss of Backyard Area – He stated that the loss of backyard will result in a loss of mitigation area and will make wildlife passage difficult.
  - Groundwater Table – He stated that with the additional footprint of the property, hopefully that does not impact the groundwater table.
  - Size of Structure – He stated that the proposed size of the structure is double what is there now.
  - Resource Flagging – He stated that the file indicates the flagging was done in 2013. He asked if the flagging was redone.

Decision: Continued to the next hearing.
Special Conditions: If trees fail as a result of construction, they will need to be mitigated.
Action Items:
  Administrator:
  - Draft an Order of Conditions and send to WPC and applicant.
  - Organize a site walk.
• Ask the DPW to review the stormwater plan for the site (not required under the Bylaw Regulations as less than 5% increase in impervious surface is being added)

Applicant:
• Submit letter stating that no work was done for the last project in order to close the COC.
• Submit a letter regarding the flagging.
• Submit a letter stating that the critical root zones won’t be impacted.

35-37 Harris Road - 324-0896 (new NOI)
People Present: Chuck Caron
Resource: 100-foot Buffer Zone
Abutter Testimony:
• Steve Tostv, Harris Avenue – S. Tostv stated that he was concerned that because the land was going to be raised in elevation, that more water will drain to neighboring houses. He showed pictures of flooding on his property.

Decision: Continued to the next hearing.
Special Conditions: If trees fail as a result of construction, they will need to be mitigated.
Action Items:
  Administrator: None
  Applicant:
• Submit the following to the WPC:
  o An O and M plan for pervious pavers
  o Construction erosion control plan
  o Tree protection plan

438 Washington Street (Lee Softball Field) - 324-0906 (new NOI)
People Present: Dave Hickey; Stephen Roy; Michael Moonan
Resource: Intermittent Stream/Land Under Waterbodies and Waterways, Bank, 100-foot Buffer Zone, 25-foot No-Disturbance Zone
Decision: Continued to the next meeting.
Special Conditions: None
Action Items:
  Administrator:
  • Organize site walk.
  Applicant:
• Submit the following to the WPC:
  o Narrative of existing conditions and values
  o Percentage area of redevelopment vs. development
  o Habitat value of site
  o Wildlife value of site
  o Water quality

Adjournment (Chairman)
T. Stover made, and P. Jones seconded, a motion to adjourn the meeting. The WPC voted 4-0 in favor of adjourning the meeting at 11:35 pm.