



Wellesley

MASSACHUSETTS

Wellesley Town Offices
525 Washington Street
Wellesley, MA 02482
Phone: (781) 431-1019

Town of Wellesley Wetlands Protection Committee (WPC) Meeting Minutes June 3rd, 2021

Meeting Location:
Online Meeting

Voted to approve 6/24/2021

Members Present: Richard Howell, Chair; Peter Jones, Vice Chair; John Adams, Secretary; Ellie McLane

Members Not Present: Jim McLaren

Staff Present: Julie Meyer, Wetlands Administrator (WA)

Guests: Michael Quinn, Clara-Dina Cokonis, Tim McGuire, Markus Pinney, Tim Pearson, Kevin Lynch

6:38 pm - Official Start

6:40 pm Administrative Business (Admin)

1. **Minutes** – The minutes of 5/13/2021 were distributed for reference but were not voted upon.
2. **Town Hall Open** – Town Hall is now open to the public.

6:50 pm Public Meeting Open (Chair)

Active Projects

1. **1 Kendall Rd** – The owners received a Notice of Violation Letter after the Wetlands Administrator noticed removal of vegetation within the presumed Buffer Zone. After receiving notice, the owners contacted the Wetlands Administrator (WA) regarding the work to discuss next steps. The owners stated they will try to attend the WPC meeting on 6/24/2021 and provide details on the cutting.
2. **Rosemary Brook** – Algonquin pipeline work will begin in August in and adjacent to Rosemary Brook. Details are expected from the project representatives.
3. **End of the COVID-19 State of Emergency (SOE)** – The SOE is ending June 15, 2021, which restarts the clock that had paused counting towards permit deadlines. Remote meetings may change back to in-

person unless legislation is passed and signed by the Governor before 6/15 to continue remote or hybrid meetings. The Committee was advised to prepare to attend the next meeting in person on 6/24. The Board expressed preference in continuing Zoom meetings if permitted.

Public Voice (Chair)

Richard Howell read ground rules for the call. No one called in for Public Voice.

6:56 pm Public Hearings and Meetings (Committee)

- 1.** John Adams made a motion to delegate signatures of the Wetland Protection Committee (WPC) to the Wetlands Administrator (WA) for this meeting. Ellie McLane seconded the motion and it was approved by a 4-0 vote.

- 2.** **15 The Waterway** (*cont.* NOI) - MA-DEP #324-0964 – Applicant: M. Quinn; construction of a new single-family home in Riverfront Area (RFA) and Buffer Zone (BZ).
People Present: none
New Information: none
Decision: Continued to 6/24 per request of the applicant.
Action Items: none

- 3.** **56 Windsor Rd** (*cont.* NOI) - MA-DEP #324-0973 - Applicant: E Svedlund: landscape maintenance with invasive shrub removal, 4 tree removals, and removal of fencing within 100-ft BZ and 25-ft NDZ.
People Present: none
New Information: none
Decision: Continued to 6/24 per request of the applicant.
Action Item: none

- 4.** **144 Glen Rd** (*cont.* NOI) - MA-DEP #324-0975 - Applicant: R. Parker.
People Present: none
New Information: A draft Order of Conditions was circulated prior to the hearing to the WPC and to the applicant. The WPC discussed how will pruned roots be evaluated and agreed that submitting photos before and after of pruned roots would be sufficient.
Decision: John Adams made a motion to close the hearing and the project under both the Wetlands Protection Act the Wellesley Wetlands Protection Bylaw. Pete Jones seconded the motion and it passed by a 4-0 vote.
Action Items:
 - WA to remove the requirement of an as-built to obtain a COC from the draft OOC.
 - WA to issue the OOC with the condition that the applicant will submit before and after photos of roots that are encountered during construction with the COC request.

- 5.** **93 Wellesley Ave** (New NOI) - MA-DEP #324-09ab - Applicant: C. Cokonis; construct a swimming pool, patio, and fencing and plant native vegetation within 200-ft Riverfront Area (RFA)
People Present: Clara-Dina Cokonis (owner), Tim McGuire (representative)
New Information: Plans were presented.
Discussion: Pete Jones asked if there was an Operations and Maintenance plan for maintaining the pervious pavers. Tim replied saying that there was not an O&M plan but this could be submitted if the board requests one. Ellie McLane asked if the pool was chlorine or saltwater and if it will remain over the winter. Tim replied that the pool will be saltwater and the water should be remaining in the pool. If it were to be removed, it would be removed by a truck. John Adams asked if the existing lawn

increases or decreases. Tim replies by saying there is no lawn expansion proposed, and all proposed work will occur within existing lawn. Julie Meyer asked what the net change of impervious cover was on the lot. Tim replies saying there is a 330 sf net decrease of impervious cover in the Riverfront Area. The requirements for an operations and maintenance plan for the patio was discussed, as there was some question as to how pervious the new patio would be over time.

Decision: continued.

Action Items: WA to draft an OOC with special conditions including pool water maintenance requirements and pervious paver management requirements.

6. 14 Eisenhower Cir (New NOI) – MA-DEP #324-09cd - B. Lahrman

People Present: none

New Information: none

Decision: Continued to 6/24 per request of the applicant.

Action Item: none

7. 113 & 113R Cliff Rd (New NOI) - MA-DEP #324-09ef - Applicant: A. Pein & J. Gorman; add and remove trees and other vegetation, fence, control erosion within 100-ft Buffer Zone (BZ) and 25-ft No-Disturbance Zone (NDZ).

People Present: none

New Information: none

Decision: Continued to 6/24/21 to allow sufficient time for abutter notification.

Action Item: none

8. 58 Ridge Hill Farm Rd (New COC) – MA-DEP #324-0704 - Applicants: R. & T. Pearson (owners); all but mitigation plantings.

People Present: Markus Pinney (representative), Tim Pearson (owner)

New Information: The request for a final certificate of compliance was presented.

Discussion: The Wetlands Administrator visited the site before the meeting and reported that locating the mitigation plantings was not possible as there was a dense amount of bittersweet and glossy buckthorn in the area shown as the mitigation area on the plan. The condition that needs to be confirmed is whether 75% of the mitigation plantings have survived and whether invasive species are managed within the mitigation area. The WPC discussed 2014 partial certificate of compliance in which the request for the partial COC states mitigation plantings were inadvertently planted on an abutting property.

Decision: continued.

Action Item:

- Applicant: obtain certifying letters from GLM, landscaper Dougie (last name unknown), and Kray Small, certified arborist.
- Applicant: Coordinate follow-up site walk with Wetlands Administrator.

9. 26 Cartwright Rd (New RDA) – Applicant: D. Ryan Daws; grading, tree removal, planting in 100-ft BZ.

People Present: none

New Information: none

Decision: The application has been withdrawn.

Action Items: apply fees paid to the Town to subsequent Notice of Intent.

10. 28 Cartwright Rd (New RDA) – Applicant: D. Ryan Daws; Owner; C. Mills; tree removal in 100-ft (BZ).

People Present: none

New Information: none

Decision: The application has been withdrawn.

Action Item: apply fees paid to the Town to subsequent Notice of Intent.

11. 34 Brook St (New RDA) – Applicant: D. Chaffee; rebuild porch, deck, add new deck and stairs in RFA.

People Present: Tim McGuire

New Information: Project plans were presented.

Decision: Ellie McLane made a motion to close the hearing and the project under both the Wetlands Protection Act the Wellesley Wetlands Protection Bylaw, and to issue a Negative Determination of the RDA. John Adams seconded the motion and it passed by a 4-0 vote.

Action Item: WA to issue a Negative Determination.

12. 42 Earle Rd (New RDA) – Applicant: L. Lynch; remove existing house and garage in Riverfront Area (RFA).

People Present: Tim McGuire, Kevin Lynch

New Information: Project plans were presented.

Discussion: The question arose regarding what form of existing conditions will be compared in the future regarding a future NOI for rebuilding the house. The empty lot will be what the new existing conditions will be considered as when the new NOI comes in.

Decision: Ellie McLane made a motion to close the hearing and the project under both the Wetlands Protection Act the Wellesley Wetlands Protection Bylaw, and to issue a Negative Determination of the RDA. Pete Jones seconded the motion and it passed by a 4-0 vote.

Action Item: WA to issue a Negative Determination.

Any urgent items not reasonably anticipated prior to 48 hours of meeting.

8:30 pm Adjournment (Chairman):

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