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

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

Members Not Present: Toby Stover

Staff Present: Julie Meyer (Wetlands Administrator)

Guests: Josette Ramirez; Dan Ramirez; James MacDonald; Inge Daniels; Eleanor Medley; Matthew Morris; Mike Toohill; Lauren Belmont; Rocco Belmont; Susheel Sukhtankar; Ushma Multani

6:40 pm - Official Start

Administrative Business (J. Meyer)

• **5/30/2019 Minutes** – J. Adams made, and J. McLaren seconded, a motion to approve the May 30, 2019 Meeting Minutes as amended. The WPC voted all in favor to approve the May 30, 2019 Meeting Minutes as amended.

• **Bylaw Regulation Revisions** – J. Meyer stated that she met with Rebekah Lacey, of Wellesley’s Town Counsel, regarding the Bylaw Regulation revisions. R. Lacey is working on a draft of the waiver revision and checklists. J. Meyer stated that she is making clerical edits to the regulations. The WPC will meet with R. Lacey in August.

• **Upcoming Meeting Dates** – The WPC discussed who can attend the next upcoming meetings.

• **MS4 and WPA Training** – J. Meyer stated that the DEP will be presenting a training on MS4 and WPA permitting in Wellesley for multiple municipalities. The training will be held on Tuesday, July 16th from 7:00 – 8:30 pm in the Great Hall.

• **10 Paine Street** – J. Meyer stated that there was a wetland violation at 10 Paine Street. She said that the homeowner will be filing an after-the-fact NOI for this violation.
• **Town Forest Project** – The WPC discussed wanting updated information regarding the Town Forest Project at Longfellow Pond. The WPC stated that they would like to meet with the NRC, DPW, and Parks and Rec in the future.

**Public Meeting Open** (Chairman)

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

No one was present for public speak.

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

65 Glen Rd - MA DEP 324- *(continued NOI)*

**People Present:** No one was present

**Decision:** Continued to the next hearing.

**Special Conditions:** None

**Action Items:**

**Administrator:**
• Draft the Order of Conditions and send to applicant/WPC
• Follow up with the DEP regarding the DEP number

**Applicant:** None

44 Ridge Hill Farm Road - MA DEP 324-991 *(continued NOI)*

**People Present:** No one was present

**Decision:** P. Jones made, and J. McLaren seconded, a motion to close and approve the Order of Conditions for 44 Ridge Hill Farm Road under the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to close and approve the Order of Conditions for 44 Ridge Hill Farm Road under the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.

**Special Conditions:** None

**Action Items:**

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

**Applicant:** Put sock installation detail on plan.

57 Valley Road – WPB-10 *(new NOI)*

**People Present:** Desheng Wang; Josette Ramirez; Dan Ramirez; James MacDonald; Inge Daniels

**Decision:** Continued to the next hearing.

**Special Conditions:**
• Requirement to monitor for two years.
• WPC will hold onto waiver fee as an escrow and will return after monitoring.

**Action Items:**

**Administrator:** Draft order of conditions and send to applicant/WPC.

**Applicant:** None
32 Colby Road - MA DEP 324-0917 (continued NOI)
People Present: Scott Henderson
Decision: J. McLaren made, and J. Adams seconded, a motion to close and approve the Order of Conditions for 32 Colby Road under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to close and approve the Order of Conditions for 32 Colby Road under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.
Special Conditions: None
Action Items:
Administrator: 
  • Issue the Order of Conditions to the applicant.
  • Change euonymus to knotweed in the OOC.
Applicant: None

179 Winding River Road - MA DEP 324-0900 (continued NOI)
People Present: Scott Henderson
Decision: Continued to the next hearing.
Special Conditions:
  • Tree protection condition.
  • Monitor the infiltration system condition.
  • No heavy equipment in the area for tree removal. Tree removal should be with tree climbers, or if there are issues, then return to the WPC.
Action Items:
Administrator: Draft order of conditions and send to applicant/WPC.
Applicant: None

15 Ridge Hill Farm Road (new RDA)
People Present: Matt Morris
Decision: J. Adams made, and P. Jones seconded, a motion to close and issue a Positive Determination of Applicability for 15 Ridge Hill Farm Road. The WPC voted all in favor to close and issue a Positive Determination of Applicability for 15 Ridge Hill Farm Road.
Special Conditions: None
Action Items:
Administrator: Issue the Positive Determination of Applicability to the applicant.
Applicant: File a Notice of Intent if wanting to go forward with this project.

300 Wellesley Avenue - MA DEP 324-647 (new COC)
People Present: Mike Toohill
Decision: P. Jones made, and J. Adams seconded, a motion to close and approve the Certificate of Compliance for 300 Wellesley Avenue. The WPC voted all in favor to close and approve the Certificate of Compliance for 300 Wellesley Avenue.
Special Conditions: None
Action Items:
Administrator: Issue the Certificate of Compliance to the applicant.
Applicant: None
**300 Wellesley Avenue - MA DEP 324-585** *(new COC)*

**People Present:** Mike Toohill

**Decision:** P. Jones made, and J. Adams seconded, a motion to close and approve the Certificate of Compliance for 300 Wellesley Avenue. The WPC voted all in favor to close and approve the Certificate of Compliance for 300 Wellesley Avenue.

**Special Conditions:** None

**Action Items:**
- **Administrator:** Issue the Certificate of Compliance to the applicant when the check is received.
- **Applicant:** Send revised COC fee to the WPC.

**10 Pickerel Road - MA DEP 324-741** *(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 10 Pickerel Road. The WPC voted all in favor to close and approve the Certificate of Compliance for 10 Pickerel Road.

**Special Conditions:** None

**Action Items:**
- **Administrator:** Issue the Certificate of Compliance to the applicant.
- **Applicant:** None

**16 Mica Lane - MA DEP 324-852** *(new Minor Plan Change)*

**People Present:** No one was present

**Decision:** The applicant withdrew their application ahead of the hearing.

**Special Conditions:** None

**Action Items:**
- **Administrator:** None
- **Applicant:** None

**5 Wingate Road - MA DEP 324-877** *(new Minor Plan Change)*

**People Present:** No one was present

**Decision:** Continued to the next hearing.

**Special Conditions:** None

**Action Items:**
- **Administrator:** None
- **Applicant:**
  - State the increase in impervious surface.
  - State if the increase is significant enough to trigger an infiltration requirement.

**40 Pilgrim Road - MA DEP 324-657** *(new COC)*

**People Present:** Lauren Belmont; Rocco Belmont

**Documents of Record:**

**Decision:** P. Jones made, and J. Adams seconded, a motion to close and approve the Certificate of
Compliance for 40 Pilgrim Road contingent on the receipt of a new certified letter from a professional. The WPC voted all in favor to close and approve the Certificate of Compliance for 40 Pilgrim Road contingent on the receipt of a new certified letter from a professional.

**Special Conditions:** None

**Action Items:**
- **Administrator:**
  - Submit table and new certified letter from a professional to the WPC.
  - If the table determines that there is too much fill, submit a plan to remove some of that fill.

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**231 Forest Street (Babson College) - MA DEP 324-384 (new COC)**

**Decision:** J. Adams made, and J. McLaren seconded, a motion to close and approve the Certificate of Compliance for 231 Forest Street. The WPC voted all in favor to close and approve the Certificate of Compliance for 231 Forest Street.

**Special Conditions:** None

**Action Items:**
- **Administrator:** Issue the Certificate of Compliance to the applicant.
- **Applicant:** None

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**231 Forest Street (Babson College) - MA DEP 324-751 (new COC)**

**Decision:** J. McLaren made, and J. Adams seconded, a motion to close and approve the Certificate of Compliance for 231 Forest Street. The WPC voted all in favor to close and approve the Certificate of Compliance for 231 Forest Street.

**Special Conditions:** None

**Action Items:**
- **Administrator:** Issue the Certificate of Compliance to the applicant.
- **Applicant:** None

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**Adjournment (Chairman)**

J. Adams made, and J. McLaren seconded a motion to adjourn the meeting. The WPC voted all in favor to adjourn the meeting at 9:55 pm.