



Wellesley

MASSACHUSETTS

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Town of Wellesley
Wetlands Protection Committee (WPC)
Meeting Minutes
June 24rd, 2021

Meeting Location:
Online Meeting

Approved 8/5/2021

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

Guests: Karon Skinner Catrone, Elizabeth Svedlund, Nancy Westenberg, Alexander Georgakis, Clara Dina Cokonis, Kevin Hanron, Jennifer Madden, Annette Pein, Tim McGuire, Karl Jackson, Tate Bevis, Stephen Tolley, Derek Redgate, Jeff Albers, Markus Pinney, Gina Pearson, Tim Pearson, Diana Son, Joshua Grodin, Michael Quinn, Katie McGauley, Paul Alpert, Nash Quadir

6:30 pm - Official Start

6:40 pm Administrative Business (Admin)

1. Minutes 5/13/21 and 6/3/2021 – Ellie McLane made a motion to approve the minutes from 5/13/21 and 6/3/2021 separately. The motions were seconded by Pete Jones and were approved by a 4-0 vote.
2. Remote Meeting Preferences – Governor Baker signed a bill to allow remote meetings to continue through April 2022.
3. Interviews for new associate members are being conducted by the Natural Resources Commission.

6:50 pm Public Meeting Open (Chair)

Active Projects

1. **1 Kendall Rd** – A site walk is planned between the Wetlands Administrator and the owner to

understand the extent of recent unpermitted buffer zone alteration. The owner is working to create a plan to show existing conditions. The Wetlands Administrator will draft an Enforcement Order to require restoration of altered land in the buffer zone if needed.

2. **53 Elmwood Rd** – The Wetlands Administrator spoke by phone with the owner to follow up on a letter sent in mid-May to discuss the work performed in resource areas that may have been in violation of state or town regulations, and to convey information to the owner about what activities can be done in resource areas without administrative or WPC approval.
3. **1 Sunnyside Av** – The owner was present to brief the WPC on the updated timeline for asbestos removal on the property. The WPC and the owner discussed whether a new NOI would be needed now that the house is no longer present on site.
4. **26 Morses Pond Rd** –The WA had asked the owner to update the board on the status of the restoration plan at the 6/24 meeting. The request to attend was made during the site visits this spring. Trouble with the Zoom link prevented the owner from logging into the meeting.
5. **75 Old Farm Rd** – a draft Enforcement Order had not been finalized by the time of the meeting. The owner stated they are working with Field Resources to create a plan of existing conditions.
6. **Rosemary Brook** – *(item not reasonably anticipated prior to 48 hours of meeting, provided by Administrator, not published on posted agenda)* An updated plan was submitted. Work scheduled to occur within the company’s easement in August. Rosemary Brook will again be dammed and pumped within the same area as before. Enbridge will remove additional trees within resource areas and mitigate for the removals. A planting plan for the mitigation has not yet been provided to the WPC.
7. **66 Walnut St**-*(item not reasonably anticipated prior to 48 hours of meeting, provided by Administrator, not published on posted agenda)* – The National Grid gas line replacement activity is currently paused and National Grid will remove some materials from the site until they return with new contractors. National Grid has requested approval to remove the trenches in the bank and temporarily fill the voids with 6” minus gravel until they are re-inserted. The Wetlands Administrator walked the site on Wednesday, June 23 with Andrew Shelby, environmental scientist for National Grid and agreed that it is logical to remove silt fencing and that straw wattle and hay bale line shall remain. The compacted gravel pad above the mean annual high-water line is stable.
8. Streamlining extension requests and approvals -*(item not reasonably anticipated prior to 48 hours of meeting, provided by Administrator, not published on posted agenda)* Conservation Commissions received guidance from Amy E. Kwezell, Esquire of KP Law via the Massachusetts Society of Municipal Conservation Professionals (MSMCP) to extend permits via administrative avenues (as distinct from waiting until the meeting for Conservation Commissions to review and approve) during transition from the state of emergency that ended recently.

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. Pete Jones made a motion to delegate signatures of the Wetland Protection Committee (WPC) to the Wetlands Administrator for this meeting. Ellie McLane seconded the motion. 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 7/15 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: Karon Skinner Catrone, representative; Elizabeth and Jonas Svedlund, applicants; Nancy Westenberg, abutter
New Information: A full-sized plan at 10 scale with updated reconfirmed wetland delineation lines was provided to the Committee.
Discussion: The planting will occur this summer and sock will be removed after prior to the wet season.
Abutter Comments: The WPC heard concerns from an abutter present on the Zoom meeting by request. Abutter stated concerns stated in a letter previously provided to the Committee in advance of the meeting regarding placement of erosion controls and its impact on the stream. The abutter asked if the sock will be removed when the work has completed.
Decision: Pete Jones made a motion to close the hearing and issue the OOC under both the Wetlands Protection Act the Wellesley Wetlands Protection Bylaw. Ellie McLane seconded the motion and it passed by a 4-0 vote.
Action Item: Wetlands Administrator to issue an Order of Conditions with 1 special condition:
- Compost socks shall be removed during the summer after the planting has been completed.
- 4. 93 Wellesley Ave (cont. NOI) - MA-DEP #324-0976 - Applicant: C. Cokonis; construct a swimming pool, patio, and fencing and plant native vegetation within 200-ft Riverfront Area (RFA)**
People Present: Tim McGuire, representative
New Information: A draft Order of Conditions was circulated to the applicants and the Committee.
Discussion: The Operations & Maintenance Plan was discussed.
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: Wetlands Administrator to issue an Order of Conditions.
- 5. 113 & 113R Cliff Rd (New NOI) - MA-DEP #324-0977 - Applicant: A. Pein & J. Gorman; add and remove trees and other vegetation, add a new fence, and control erosion along a Bank and within the 25-ft No-Disturbance Zone (NDZ).**
People Present: Annette Pein, applicant; Karl Jackson, representative
New Information: The project plans were presented by the representative.
Discussion: Richard Howell discussed the potential for converting existing lawn by the pond to a more naturalized landscape to allow for a wildlife barrier. The Wetlands Administrator conveyed support for providing a soft engineering approach to protect against further erosion. The representative stated that he will discuss this with the homeowners. Ellie McLane commented that proposed plantings seem to be outside of the 25-ft NDZ but having them move closer to this area would be a more beneficial mitigation. Ellie McLane also mentioned it may be beneficial to include a sign on the fence to convey the location of the public trail. Mr. Howell expressed concern about the planting's survivability due to the high amount of ledge. The representative said the work will adjust with the natural grade and that there will be no fill.
Decision: continued.
Action Item: Wetlands Administrator to draft an Order of Conditions. Applicant to supply to the WPC a construction detail of the outlet bank stabilization concept.
- 6. 14 Eisenhower Cir (New NOI) – MA-DEP #324-09cd – Applicant: B. Lahrman; replace lost wildlife habitat**

after-the-fact within the 100-ft Buffer Zone (BZ).

People Present: none

New Information: none

Decision: Continued to 7/15.

Action Item: none

- 7. 183 Lowell Rd (New RDA)** - Applicants: T. & A. Bevis; relocate stairs attached to an existing deck within the 100-ft Buffer Zone.

People Present: Tate Bevis

New Information: The project was presented.

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

Action Item: Wetlands Administrator to issue a Negative Determination.

- 8. Sullivan Rd (Babson College)(New NOI)** - MA-DEP #324-09UV - Applicant: S. Tolley; mill and repave the existing roadway within the 100-ft Buffer Zone, including a portion within the 25-ft No-Disturbance Zone.

People Present: Stephen Tolley, applicant

New Information: Project plans were presented.

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

Action Item: Wetlands Administrator to issue an Order of Conditions.

- 9. 962 Worcester St (New RDA)** - Applicant: Bernardi Auto Group; resurface the existing paved lot and drive isles within 100-ft BZ and 200-ft RFA.

People Present: Derek Redgate, representative

New Information: The project was presented. A small portion of the resurfacing is to occur in the 25-ft No-Disturbance Zone.

Discussion: Pete Jones discussed the flow of stormwater onsite and the existing drainage. The applicant discussed potentially adding mitigation plantings within the 25-ft No-Disturbance Zone.

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 Positive Determination of the RDA. Pete Jones seconded the motion and it passed by a 4-0 vote.

Action Item: Wetlands Administrator to issue a Positive Determination of Applicability.

- 10. 46 White Oak Rd (New COC)** - MA-DEP #324-0841 – Applicant: R. Ollis; construct a SFH and associated structures and utilities, remove 3 trees, and stormwater management within 100-ft BZ.

People Present: Jeff Albers, applicant

New Information: The project was presented, including plans certifying the drywell was present as per approved plan.

Decision: Pete Jones 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 Certificate of Compliance. Ellie McLane seconded the motion and it passed by a 4-0 vote.

Action Item: Wetlands Administrator to issue a COC.

- 11. 53 Windsor Rd (New COC)** - MA-DEP #324-0876 - Applicants: S. Kurland & C. McDonough; construct an addition, deck, mudroom, manage stormwater, and install 71 shrubs within 200-ft Riverfront Area, 100-ft

Buffer Zone and the 25-ft No-Disturbance Zone.

People Present: Karon Skinner Catrone

New Information: The project was 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 Certificate of Compliance. Pete Jones seconded the motion and it passed by a 4-0 vote.

Action Item: Wetlands Administrator to issue a COC.

12. 58 Ridge Hill Farm Rd (New COC) – MA-DEP #324-0704 - Applicants: R. & T. Pearson; for mitigation plantings.

People Present: Markus Pinney, representative; Tim Pearson, Gina Pearson, applicants

New Information: The owner presented a slideshow regarding the accounting of survived mitigation plantings and showing the volume of newly removed invasive species. It was presented that the 75% of plant survival threshold was not reached but it was close.

Decision: Pete Jones 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 Certificate of Compliance. Ellie McLane seconded the motion and it passed by a 4-0 vote.

Action Item: Wetlands Administrator to issue a COC

No other urgent items not reasonably anticipated prior to 48 hours of meeting were presented.

8:16 pm Adjournment (Chairman):

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