



Wellesley
MASSACHUSETTS

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Town of Wellesley
Wetlands Protection Committee (WPC)
Regular Meeting Minutes
June 29, 2023

Voted to approve 08/31/2023

Members Present: Ellie McLane, Chair; Peter Jones, Vice Chair; John Adams, Secretary; James McLaren; Kevin Hanron; Doug Hersh, Associate Member; Eben Scanlon, Associate Member.

Staff Present: Julie Meyer, Wetlands Administrator

Guests Present: Dana Etra, Pete Lindahl, Dave Burke, Rich Kirby, Dennis Cerrotti, Andrew Johnson, Dave Hickey, Linda Chow, Barry Fogel, David Klinch

6:33 p.m. – Public Meeting Open (Chair)

Administrative Business (Admin.)

1. Approve Minutes for May 25, 2023: Approval of the May 25, 2023 minutes was tabled to a future meeting.
2. Decide whether to keep Kingsbury meeting room reservations through the summer: All Committee members agreed it was fine to cancel the standing reservation of the Kingsbury meeting room in consideration of conducting remote minutes.

3. (Not on the agenda) Mass DOT Updates – Boulder Brook Drainage Improvements: The Wetlands Admin informed the Committee that the NRC received notification from MassDOT about upcoming work on NRC parcels along Boulder Brook to improve drainage, that further updates will be forwarded, and that the WPC will have time to respond.

Active Matters (Admin.)

1. **1 Sunnyside Av** (*cont* NOV) – The Administrator updated the WPC that the applicant communicated that a tree on the property that had been previously damaged has now been completely undermined and that they had offered to replace the tree. The WPC agreed to send a notice to the applicant to provide an updated mitigation plan by July 20th and that the WPC will review the updated plan at that meeting.
2. **50 Elmwood Rd (Kelly Field)** – A resident requested the Town to check the wetland for invasive vegetation choking the streamflow in Boulder Brook meadow. Ms. Meyer said that DPW Engineer Eilish Corey and her visited the area and did not observe invasive plants nor culvert blockages, but did observe that the old low dam used for skating was still present and may be contributing to a slower flow. The Administrator told the Committee that she'd get back to the resident and let them know that staff were working on ideas to improve streamflow in the meadow.
3. **19 Clovelly Rd** – The Wetlands Administrator provided an approval for a tree to be removed within the Caroline Brook watershed.
4. **Meeting cycle length (not on the agenda)** – the WPC discussed the option of meeting every two weeks for potentially shorter meetings. No decision was made to make any changes.

7:00 p.m. Public Meeting Open (Chair)

Chair E. McLane read aloud the remote open meeting guidelines; she motioned to delegate signatures of the Wetlands Protection Committee (WPC) to Wetlands Administrator Julie Meyer. The motion was seconded by Pete Jones and approved by roll call vote; 5-0.

Public Voice for Items not on the Agenda (Chair)

Resident David Hoffman, 39 Hampshire Road, made a statement about a potential project being considered at 8 Cliff Road. The Chair thanked the resident for sharing comments and added that until a wetlands application is filed the WPC does not consider a project.

Public Hearings and Meetings

1. **7 Upson Rd** (*cont* NOI)- MA-DEP file # 324-1024; Applicants: D. Etra & P. Lindahl: replace concrete patio with addition; rebuild/enlarge deck; reconfigure driveway in Riverfront Area and Buffer Zone to Bogle Brook.
Present: Dana Etra and Pete Lindahl; Dave Burke, consultant
New Information/Discussion: The consultant acknowledged that the current plans were not to scale. The owners agreed to have an arborist to be on site before construction commences to ensure trees are protected.
Decision: Jim McLaren made a motion to vote to close and issue the OOC under the Act and Bylaw. The motion was seconded by John Adams and was approved by roll call vote, 5-0.
Action: Applicant to provide corrected plans to the WPC.

- 2. 17 Cedar Brook Rd (new NOI) – MA-DEP file #324-1023; Applicant: Yang Ming Wu; construct addition to single-family house in Riverfront Area to Bogle Brook.**

Present: Rich Kirby, LEC Environmental Consultants

New Information/Discussion: The consultant provided plan modifications showing erosion and sedimentation controls and clarifying site conditions.

Decision: John Adams made a motion to vote to close and issue the Order of Conditions (under the Act and Bylaw). The motion was seconded by Pete Jones and was approved by roll call vote, 5-0.

- 3. 58 Russell Rd (New COC) – MA-DEP file #324-0758: Applicant D. Cerrotti; extended porch, new deck, removal of 2 trees; addition of a new patio and walkway within 100-ft Vernal Pool Habitat**

Present: Dennis Cerrotti, Owner

New Information/Discussion: The owner provided the WPC with a verbal history of the work performed as no as-built plan was provided.

Decision: continue to 7/20 meeting

Actions:

Applicant: provide a plan to the WPC and schedule a follow-up site visit with Administrator.

Admin: perform a site visit to confirm the survivability of mitigation.

- 4. 45 White Oak Rd (New NOI) – MA-DEP file #324-1025; Applicant: N. Schiffer; tear down and rebuild existing single-family house with deck, walkway, driveway, retaining walls within buffer zone to intermittent stream.**

New Information: the applicant requested the hearing to be opened and immediately continued to the next meeting on July 20th.

Decision: The Committee continued the hearing to the next meeting on July 20th.

- 5. 66 Walnut St (New RDA) – Applicant J. Walker, Boston Gas Co; install a new chain-link security fence., manage vegetation under 6" dbh within Riverfront Area.**

Present: Andrew Johnson, LEC Environmental; consultant

New Information/Discussion: The consultant presented the project plans to construct a new fence around the Boston Gas Wellesley Take Station facility and to remove small saplings and invasive vegetation.

Decision: Jim McLaren made a motion to close the hearing and render a Negative Determination according to the Massachusetts Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. John Adams seconded the motion, and it was approved by roll call vote, 5-0.

Action: Wetlands Administrator to issue a Negative Determination to the applicant.

- 6. 55 Rice St (cont. request to Amend OCO) – MA-DEP file #324-0998; Applicant D. Hickey, Town of Wellesley; install four sports lighting poles, sound system, modify approved grading, and replace trees in BLSF, BZ, RFA.**

Present: Dave Hickey, Town Engineer; Linda Chow, Wellesley School Committee; Attorney Barry Fogel; David Klinch, Consultant - Epsilon Associates

New Information/Discussion: Negotiations centered around the wording of the special conditions of the draft Amendment OOC Exhibit B that had been circulated to the Committee and Applicants, and particularly on the phrase "lighting exceeding 100 hours per year."

Decision: The Chair recognized attendees to provide public comment.

Start of Public Comment

- Resident Christie Kovacs, 20 Clifford Street, indicated all considerations presented by WPC, and she offered to monitor the site to ensure lighting hours do not increase.
- Resident Brent Willess, 41 Bellevue Road, asked WPC to move the project forward at this time.
- Resident Jerry Nigro, 89 Crest Road, stressed that the project would enhance the quality of the field.
- Resident Raina McManus, 2 Mulhearn Lane, stated concerns about the proposed removal of native trees. She asked whether the WPC requires a 2:1 tree mitigation plan. She communicated that approval of the project will impair passive recreation at the site, noting that night time is special and asks that the lighting not exceed the 100 hours presented.

End of Public Comment period

Discussion: Committee member Jim McLaren stated he would not be present at the next meeting and will forward his comments to the WA.

Decision: the applicant agreed to continue the hearing to the next meeting on July 20th.

Action Steps:

Wetlands Administrator: provide the applicant and Committee a new draft of the Amended Order of Conditions with language modifications reviewed at this current meeting by a deadline of July 13, 2023 so that all are prepared for the July 20, 2023 WPC meeting.

9:10 PM Adjournment:

Pete Jones made a motion to adjourn the meeting. The motion was seconded by John Adams and the motion was approved by a roll call vote, 5-0.