Town of Wellesley
Wetlands Protection Committee
Meeting Minutes
September 12, 2019

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; Toby Stover; Jim McLaren; Ellie McLane, Associate Member

Staff Present: Julie Meyer (Wetlands Administrator)

Guests: Genevra Casais; Paul Matos; Denny Nackoney; Andrew Schneider; Beverly Rubin; Janice Weldon; Mike Doherty; Elliot Paturzo; Phyllis Theermann; Phyllis Carter; Mark Cooperman; Hassan Javaid; G. Munden; Robert Fei; Beverly Fei; Robert Hutchinson; Bradley Wertheim; Owen Dugan; Mike Toohill

6:40 pm - Official Start

Administrative Business (J. Meyer)

August 22, 2019 Meeting Minutes – P. Jones made, and T. Stover seconded, a motion to approve the August 22, 2019 Meeting Minutes. The WPC voted all in favor to approve the August 22, 2019 Meeting Minutes.

Waiver Form Revisions – J. Meyer distributed an updated waiver form that reflects the current Bylaw Regulations. T. Stover made, and J. McLaren seconded, a motion to approve the updated waiver form. The WPC voted all in favor to approve the updated waiver form.

Meeting Handouts – J. Meyer discussed new handouts to be placed on the website and to be held in the NRC office. She stated that these handouts include information on public meetings, appeal processes, and abutters.

100 Williams Street – J. Meyer informed the WPC that a memo was sent to the ZBA from the NRC/WPC regarding 100 Williams Street.

Dale Street Aqueduct – Denny Nackoney was present to discuss a future project at the Dale Street Aqueduct. He stated that the Trails Committee would like to install steps off of the aqueduct near Morses Pond. He stated that no vegetation will be removed as a part of this project. The Selectmen and DPW have already given approval for the project. D. Nackoney
stated that this will be an Eagle Scout project. A scout will put together the plan and submit the RDA filing to the WPC. The WPC agreed that this project would be a reasonable RDA project.

Mullins – J. Meyer passed out Mullins Certificates to the WPC members for those who missed meetings.

Wellesley Plaza – J. Meyer stated that at the last meeting, the WPC voted to get a stormwater reviewer for the Wellesley Plaza project. J. Meyer stated that $3,500 will be collected for escrow and that the property is within the floodplain.

16 Ridge Hill Farm Road – The WPC signed additional signature pages for this Amended OOC that was approved at the previous meeting.

900 Worcester Street – J. Meyer gave an update regarding the 900 Worcester Street project. She stated that in July, there was sediment built up on the erosion controls on site, but that has since been cleared up. She stated that the most recent water quality test came back with good results.

October 3, 2019 Meeting Time - The WPC decided not to start early on the October 3, 2019 meeting. They will start at their normal time of 6:30 pm.

Public Meeting Open (Chairman)

7:00 pm Public Voice (J. Meyer)

- Phyllis Theermann – Aberdeen Road – She stated that she is concerned that the Wellesley Plaza project will increase the amount of impervious surface, stormwater runoff, urban heat, and traffic in town.

- Genevra Casais – Atwood - She asked what the WPC is doing to protect the wetland resources on Lexington Road. R. Howell responded that the WPC protects those wetlands from negative changes by ensuring that state regulations and the local bylaw are enforced in areas under their jurisdiction.

- Rob Hutchinson – 43 Atwood – He agreed with Phyllis Theermann’s comments and stated that he is concerned with increased traffic. He asked that the WPC hold the Wellesley Plaza applicants to the gold standard for their stormwater management system.

- Phyllis Carter – Stated that she was concerned that the original design for Wellesley Plaza did not work but was approved by the Town. She asked that the WPC ensure that this new plan will work before approving it.

Public Hearings – New and Continued* (Committee)

900 Worcester Street - MA DEP 324-0923 (continued NOI)
People Present: Paul Matos
Decision: Continued to the next hearing.
Special Conditions: Include straw wattle condition on slopes.
Action Items:
    Administrator: Draft Order of Conditions.
    Applicant: None

442 Washington Street - MA DEP 324-0920 (continued NOI)
People Present: Mike Doherty, Janice Weldon
Decision: Continued to the next hearing.
Special Conditions: None
Action Items:
    Administrator:
- Research baseline stormwater assessment for previous project.
- Set up escrow account for Stormwater Peer Reviewer.

**Applicant:** Perform test pits.

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**34 Eisenhower Circle - MA DEP 324-0915 (continued NOI)**

**People Present:** Elliot Paturzo, Hassan Javaid, G. Munden

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

**Special Conditions:** None

**Action Items:**

- **Administrator:** None
- **Applicant:** Submit detailed waiver request; include information on the hardship that the applicant will face if work is not allowed in the 25’ NDZ.

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**228 Forest Street - MA DEP 324-0924 (continued NOI)**

**People Present:** Mike Toohill

**Decision:**

- J. McLaren made, and P. Jones seconded, a motion to close and approve the Order of Conditions for MA DEP 324-0924 under the Massachusetts Wetlands Protection Act. The WPC voted all in favor to close and approve the Order of Conditions for MA DEP 324-0924 under the Massachusetts Wetlands Protection Act.
- T. Stover made, and J. McLaren seconded, a motion to close and approve the Order of Conditions for MA DEP 324-0924 under the Wellesley Wetlands Protection Bylaw. The WPC voted all in favor to close and approve the Order of Conditions for MA DEP 324-0924 under the Wellesley Wetlands Protection Bylaw.

**Special Conditions:** Condition 26 – Leave the first sentence regarding filing a Certificate of Compliance, but delete the as-built and professional letter requirement.

**Action Items:**

- **Administrator:** Issue the OOC to the applicant.
- **Applicant:** None

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**228 Forest Street - MA DEP 324-0929 (new NOI)**

**People Present:** Mike Toohill

**Decision:**

- P. Jones made, and J. Adams seconded, a motion to waive the 25’ No Disturbance Zone standard and fee for MA DEP 324-0929. The WPC voted all in favor to waive the 25’ No Disturbance Zone standard and fee for MA DEP 324-0929.
- Continued to the next hearing.

**Special Conditions:**

- Include a condition to have additional site walks.
- No work done prior to a large storm event.

**Action Items:**

- **Administrator:** Draft the Order of Conditions and send to applicant/WPC.
- **Applicant:** None

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**53 Riverdale Road - MA DEP 324-0791 (new COC)**

**People Present:** Robert Fei, Beverly Fei

**Decision:** J. McLaren made, and P. Jones seconded, a motion to close and approve the Certificate of Compliance for 53 Riverdale Road. The WPC voted all in favor to close and approve the Certificate of Compliance for 53 Riverdale Road.
Special Conditions: None
Action Items:
  Administrator: Issue the COC to the applicant.
  Applicant: None

81 Russell Road - MA DEP 324-0707 (new COC)
People Present: None
Decision: Continued prior to the start of the meeting.
Special Conditions: None
Action Items:
  Administrator: None
  Applicant: None

15 Greylock Road - MA DEP 324-0925 (new NOI)
People Present: Mark Cooperman
Decision: Continued to the next hearing.
Special Conditions: No heavy equipment in the critical root zone.
Action Items:
  Administrator: Draft the Order of Conditions and send to applicant/WPC.
  Applicant: None

24 Sabrina Road - MA DEP 324-0902 (new COC)
People Present: Mark Cooperman
Decision: P. Jones made, and T. Stover seconded, a motion to close and approve the Certificate of Compliance for 24 Sabrina Road. The WPC voted all in favor to close and approve the Certificate of Compliance for 24 Sabrina Road.
Special Conditions: None
Action Items:
  Administrator: Issue the COC to the applicant.
  Applicant: None

19 Princeton Road - MA DEP 324-0756 (new COC)
People Present:
Decision: P. Jones made, and T. Stover seconded, a motion to close and approve the Certificate of Compliance for 19 Princeton Road. The WPC voted all in favor to close and approve the Certificate of Compliance for 19 Princeton Road.
Special Conditions: None
Action Items:
  Administrator: Issue the COC to the applicant.
  Applicant: None

32 Boulevard Road - MA DEP 324-0926 (continued NOI)
People Present: Bradley Wertheim
Decision: Continued to the next hearing.
Special Conditions: None
Action Items:
  Administrator: None
  Applicant: Provide clarification from the DCR that tree removal has been approved by them.
60 Livingston Road – WPB-12 (continued NOI)
People Present: None
Decision: Continued prior to the start of the meeting.
Special Conditions: None
Action Items:
  Administrator: None
  Applicant: None

65 Glen Road - MA DEP 324-0922 (continued NOI)
People Present: None
Decision: Continued prior to the start of the meeting.
Special Conditions: None
Action Items:
  Administrator: None
  Applicant: None

Adjournment (Chairman)
T. Stover made, and P. Jones seconded, a motion to adjourn the meeting. The WPC voted all in favor to adjourn the meeting at 9:47 pm.