

Weston Conservation Commission (WCC) - Public Meeting Minutes
October 26th, 2021
Approved: November 9th, 2021

Members Participating: Joe Berman (Chair), Rees Tulloss, Ellen Freeman Roth, Josh Feinblum, Cynthia Chapra, Alison Barlow

Members Absent: NONE

Conservation Staff: Jordan McCarron, Conservation Administrator

Notes: Pursuant to Chapter 20 of the Acts of 2021, which includes an extension of Governor Baker's March 12, 2020 Order Suspending Certain provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting was held via an online meeting platform (Zoom). No in-person attendance of members of the public was available.

Acting Chair Ellen Freeman Roth opened the meeting at 7:30 p.m. with an opportunity for public comment.

Alison Barlow joined the meeting at 7:35 pm; Cynthia Chapra joined at 7:37 pm.

Hearing none, the following meetings and hearings were taken up in order:

Update on Sears Field Operations and Maintenance Plan: Weston-Wayland Rotary Club

Katya Portnaya of The Weston-Wayland Rotary Club provided the Commission with an update on their field management activities at the Sears Field, Sears Conservation Land. Volunteer work this fall has focused on clearing the field edges of woody growth- notably, *Asiatic* bittersweet and multi-flora rose.

Black swallowwort and Japanese knotweed found within the field limits have been treated with an herbicide application; future applications are expected.

Ms. Portnaya requested support from Jordan McCarron in confirming whether the Department of Public Works can remove the stockpiled brush that has accumulated from the project over the season.

Cont. Notice of Intent: 5 Warren Place, 337-1411; S. Kahn

Jason Lavoie, WSP, provided an overview of the project on behalf of the applicant, which includes the construction of a 266 square-foot addition onto the southerly side of the existing single-family home with a carport underneath the addition. The addition location is currently comprised of a wood-framed deck, bituminous concrete driveway, and a concrete patio. Proposed construction activities will take place within the 100-foot Inner Riverfront Area and Bordering Land Subject to Flooding (BLSF). No disturbance is proposed within the 25-foot No Disturb Buffer Zone.

Three four-inch by four-inch steel columns will support the addition. The columns are supported by subsurface reinforced concrete footings. A four-inch diameter galvanized steel bollard will be located in front of each supporting column. The carport area will require the installation of a 6" concrete slab below the addition.

The driveway behind the house and driveway drainage will require repair/reconstruction. Mr. Lavoie has submitted a revised plan showing the resurfacing of the existing driveway and that the existing catch basin frame and grate will be reset flush with the existing driveway. Rees Tulloss confirmed that the catch basin empties into a simple drywell. The finished floor of the carport ranges from 154' to 152.5', sloping towards the existing catch basin in the driveway.

Mr. Lavoie's revised plan also includes an "Estimated Flood Plain Storage" summary table that indicates a significant increase in the flood storage volume on site resulting from the work; Mr. Lavoie attributes this to the lower proposed finish grade elevations in the area of the proposed addition that result in removal of several inches of material from underneath and around the existing deck.

Mr. McCarron asked the architect, Sayem Kahn, for an update on their status with the Historic Commission. Mr. Kahn confirmed that the Historic Commission has given preliminary approval but that some minor changes to the design are likely to occur. Mr. Tulloss requested that Mr. McCarron be provided any updated architectural specifications for review and approval.

A motion to close the Notice of Intent hearing for 5 Warren Place, DEP 337-1411, and issue an Order of Conditions was made by Rees Tulloss; seconded by Josh Feinblum. Roll call vote 7-0.

Notice of Intent: 589 Wellesley Street, 337-1426; A. Burshteyn

Angela Kearny, Minglewood, LLC, provided an overview of the project on behalf of the applicant, which includes the demolition of the existing structure; construction of a new house, driveway, septic system, site landscaping, a pool, patio, and associated utilities including a stormwater management system. The proposed work will result in a total post development impervious area of 10,695 S.F.+/-, which would represent an increase of 5,410 S.F. Of this amount, 914 SF of increased impervious area is located in the outer buffer zone, within existing lawn. A portion of the work falls within the 100-foot Buffer Zone to a Bordering Vegetated Wetland and no work will occur within the 25' No Disturb Zone.

Two large roof drain drywells have been proposed to mitigate the increase in runoff due to the additional impervious area. As mitigation for the increased impervious within the buffer zone, the applicant will remove 1,271 SF of lawn and replace it with an organic orchard and pollinator meadow within the outer buffer zone.

Jerry and David Scoll, 661 Wellesley Street, voiced concerns over the amount of tree removal proposed on the property. Ms. Kearney explained that only three trees were proposed for removal within the Conservation Commission's jurisdiction and all three are multi-stemmed, unsafe white pines.

Joe Berman and Josh Feinblum both clarified for the Scoll's that the Commission's jurisdiction is limited to the wetland resource areas and buffer zones and from that perspective, the projects appears to be making an environmental improvement.

A motion to close the Notice of Intent hearing for 589 Wellesley Street, DEP 337-1426, and issue an Order of Conditions was made by Joe Berman; seconded by Josh Feinblum. Roll call vote 7-0.

Notice of Intent: 0 Falmouth Rad, 337-1428; Back Bay Development Group, LLC

Brian Nelson, MetroWest Engineering, provided an overview of the project on behalf of the applicant, which involves the demolition of the existing house followed by the construction of a new house, driveway, terraces, landscaping, plunge pool, stormwater management system and supporting utilities. All the land located within the Weston portion of the parcel is either wetland or 100-foot buffer zone area.

Work in the Weston portion of the 100-foot buffer zone includes terracing, installation of a plunge pool, site grading, landscaping, and installation of portions of the stormwater management system. Three trees within the Weston portion of the parcel will be removed, none within the 25' No Disturb Zone. Work in the 25-foot No Disturb Zone includes installation of tree protection fencing and restoration plantings.

Kelly Ford, 36 Falmouth Road, commented on the large amount of tree removal proposed for the project.

Jordan McCarron noted that the Wellesley Wetlands Protection Committee and Wellesley DPW were also reviewing the project; additionally, Richard Sullivan, Weston DPW, agreed to review the Stormwater Management Plan for the project. Since those three reviews were incomplete at the time of the hearing, Mr. McCarron suggested the Commission may want to leave the hearing open to allow for further comments and testimony.

The applicant, Michael Durand, requested that the Commission close the hearing and that he come forward with a request for amendment or minor project change if necessary based on future comments and/or revisions; the Commission agreed to this approach.

A motion to close the Notice of Intent hearing for 0 Falmouth Road, DEP 337-1428, and issue an Order of Conditions was made by Josh Feinblum; seconded by Rees Tulloss. Roll call vote 7-0.

Notice of Intent: 100 Montvale Road, 337-1427; K. Tager

Mr. Berman recused himself from this hearing based on his friendship with the applicant.

Kevin O' Leary, The Jillson Company, provided an overview of the project on behalf of the applicant, which involves the construction of a 420+/- SF addition to a single-family home, expansion of a paved driveway area, installation of a gravel driveway area, stone wall alteration, and associated site work. A portion of the existing drive located within the 25' No Disturb Zone will be removed.

Mr. McCarron read comments by Jamie O' Connell, Cambridge Water Department, into the record. Ms. O' Connell asked for clarification on whether the proposed addition would increase flow to the existing septic system. Mr. Leary confirmed that it will not. Ms. O' Connell asked for a more robust mitigation plan within the 25' No Disturb Zone in lieu of the current proposal for loam, seed and cedar trees.

Mr. O Leary offered to plant a meadow/habitat seed mix and augment with more wildlife-friendly trees and/or shrubs. Additionally, a portion of the existing gravel area within the 25' No Disturb Zone will be upgraded to better performing stone and the driveway will be graded to drain and infiltrate into this area, making an improvement to how the driveway currently drains. Finally, Ms. O' Connell requested more robust erosion and sedimentation controls for the site; Mr. O' Leary agreed to add silt fence to the proposed 12-inch straw wattle.

A motion to close the Notice of Intent hearing for 100 Montvale Road, DEP 337-1427, and issue an Order of Conditions was made by Cynthia Chapra; seconded by Josh Feinblum. Roll call vote 6-0.

Cont. Notice of Intent: Shadyhill and Ledgewood Drainage Project, 337-1425; Weston Department of Public Works

A motion to continue the Notice of Intent hearing for the Shadyhill/Ledgewood Drainage Project, DEP 337-1425, at the request of the applicant, to November 9th, 2021 at 8:15 pm was made by Josh Feinblum; seconded by Rees Tulloss. Roll call vote 7-0.

Cont. Notice of Intent: Pedestrian Bridge over the Charles River, 337-1422; Massachusetts Dept. of Conservation and Recreation (DCR)

A motion to continue the Notice of Intent hearing for the Charles River Pedestrian Bridge, DEP 337-1422, at the request of the applicant, to November 9th, 2021 at 8:30 pm was made by Josh Feinblum; seconded by Alison Barlow. Roll call vote 7-0.

The following administrative matters were taken up, in order, at various times throughout the meeting:

A motion to approve the minutes from 10-12-21 was made by Josh Feinblum; seconded by Joe Berman. Roll call vote 7-0.

A motion to issue a Certificate of Compliance for 83 Newton Street, DEP File 337-1335 was made by Josh Feinblum; seconded by Rees Tulloss. Roll call vote 7-0.

A motion to authorize Jordan McCarron to issue a letter of support on behalf of the Conservation Commission for the Planning Board's Urban and Community Forestry Challenge Grant application was made by Joe Berman; seconded by Josh Feinblum. Roll call vote 7-0.

The grants would go towards developing a Private Tree Bylaw as well as a long-term management plan for Weston's public shade tree stock.

Mr. McCarron provided an overview of the Stewardship Saturday program held on October 16th. The event attracted 11 volunteers and had two components. A few volunteers picked up glass from an old dump site on the trails off Merriam Street at the College Pond Conservation Area; the rest of the group worked on removing woody and invasive growth from along the stone walls at Green Power Field.

Mr. McCarron proposed to the Commission that they develop a blanket Japanese Knotweed Order of Conditions through which private residents could apply. This was done in the Town of Stow and Mr. McCarron has received the sample OOC and accompanying residential application that the Town uses.

The Commission expressed support for this idea; Mr. Feinblum recommended broadening the number of invasive plants covered under the OOC to more than just Japanese knotweed.

The meeting adjourned at 9:11 pm.