



**Waltham Conservation Commission  
October 19, 2023  
Meeting Minutes**

Meeting took place via public Zoom call with participation information posted at City Hall, Government Center, and on the Commission's page of the city web site. Zoom information was circulated directly to all applicants and others on the public agenda.

Meeting called to order at 7:04 PM.

**Attendees:** Chair Philip Moser, Vice Chair Bill Doyle, Gerard Dufromont, Michael Donovan, Bradley Baker, Louis Andrews, Alexander Sbordone. Conservation Agent Meghan Sullivan.

**Absent:**

**Public Meeting**

**Request for Extension to Order of Conditions** (DEP File # 316-0773)

**Applicant:** Catherine Solomon

**Property Location:** 147 Riverview Ave

**Project Description:** Current Order of Conditions will expire 2/2/2024.

Ms. Solomon does not think construction will be complete by the expiration date. She also inquired about adding a hot tub. Discussion. This minor change would not impact what has been permitted, and would be under the 150 sq. ft. threshold to trigger engineering department review, so the commission does not have concerns. Ms. Solomon asked for clarification on replacement location options for a previously permitted tree removal and replacement. Mr. Baker recalled the specifics and her current proposal is acceptable. The commission had no other concerns. Mr. Moser confirmed that the revised plan is on file with the commission. Ms. Solomon asked if planting a wildflower mix instead of turf grass would be acceptable; the commission encouraged this.

Motion to issue an extension to September 2024 by Mr. Doyle, seconded by Mr. Donovan. All present in favor. **Motion passed.**

**Public Meeting**

**Request for Certificate of Compliance** (DEP File # 316-0733)(Continued from October 5, 2023)

**Applicant:** David White, PE, for Hobbs Brook Real Estate LLC

**Property Location:** 225 Wyman Street

Applicant has asked to continue to the next meeting to complete requested items.

Motion to continue by Mr. Doyle. Seconded by Mr. Dufromont. **Motion passed.**

**Public Hearing**

**Notice of Intent** (DEP File # to be assigned)

**Applicant:** Boston Properties

**Property Location:** Along Main Street (Route 117), Green Street, the Route 20 rotary, and the Route 128/Interstate 95 (I-95) Interchange.

Approved 11-2-2023

**Project Description:** Proposed roadway improvements at this interchange as part of the full build-out of the 1265 Main Street project, which involves the phased development of the 94.4-acre former Polaroid Campus located on Route 117 (Main Street) in Waltham. These improvements will address existing traffic operations and safety issues and accommodate future traffic associated with general population growth and nearby development, including the 1265 Main Street development.

Mr. Moser recused. Mr. Doyle assumed the chair. Mr. Doyle announced that the commission is aware of a great deal of public interest in this project. The commission is only able to review Wetlands Protection Act jurisdictional issues; other aspects will be discussed in other forums and addressed by other city agencies with jurisdiction.

Nick Skoly of VHB, Joshua Trearchis, Jill Baumbach, Rick Vallarelli, Taylor Donovan present for the applicant. Mr. Skoly began with a brief summary of the project and displayed the plans. The project has been before the traffic commission. He noted other phases at Winter Street, the I-95 South Merge, and Totten Pond Road, previously completed. He touched on the order of conditions recently issued for 1265 Main Street, which is separate and not contingent on this project. Mr. Trearchis covered the specific plans and wetlands impacts. Plans will affect the route 20/I-95 rotary and ramps, Green Street, Stow Street, and route 117 (Main Street). He highlighted 3 wetlands components: Stony Brook, at the Waltham-Weston line; a non-jurisdictional isolated wetland between the current I-95 North/Rt 20 off-ramp and Sibley Road; and the intermittent stream parallel to I-95 North which runs under route 117. Some portions are culverted. He noted that most of the new impervious area is at Green Street and there is no way to mitigate at that location, so the proposal would add new treatment of existing impervious area in the vicinity of the existing northbound on-ramp, to achieve 1:1 replacement. Total impervious is 53 acres, about 2.4 acres new. The project would also add groundwater and phosphorous treatment. Two infiltration basins will be added. Their calculations show no increase to peak flow rates.

Mr. Doyle asked for confirmation that the city engineering department has been involved. Mr. Trearchis confirmed and noted numerous state and federal agencies which have been involved through multiple formal submissions. Mr. Dufromont asked if Cambridge Water Department has been involved for review; this was confirmed, although they have not yet given final approval. Ms. Sullivan has been in contact with CWD. She will also be looking at wetlands flagging at the site soon. Mr. Donovan asked whether and how the recently permitted project connects to this; Mr. Skoly stated that as permitted they are not contingent. Some other projects will also benefit from these traffic improvements. Discussion on how this project will be permitted, with focus on who has control/ownership of which parcels, and who is responsible for O&M. These are of concern to the commission for WPA permitting and enforcement. Clarification will be needed. Mr. Trearchis stated that the majority of the land is owned by Mass DOT, with 117 owned by Waltham. The application may need to be modified to reflect this. Mr. Donovan noted an area of specific historical flooding concern, which Mr. Trearchis said they had not been aware of and will look into. Mr. Baker asked about tree impacts. Mr. Trearchis noted anticipated clearing and replanting along 117 and the Green Street connector. Mr. Andrews suggested that CWD be included in the site visit. Mr. Doyle solicited public comment. Jamie O'Connell of CWD spoke and confirmed that they are aware of these plans and some features are a result of their involvement, including the new infiltration basins. CWD has not finished reviewing the plans, but does not anticipate major issues. They would also like to see tree removals/replacements specified and monitored. Discussion of the existing basin at the interchange and the planned study [per DEP 316-0812 order of conditions]. Michele Grzenda spoke; Ms. Grzenda is a Waltham resident and also Lincoln Conservation Director. She addressed several technical questions to the commission for additional consideration. Discussion of 3<sup>rd</sup> party peer review mechanism.

A site visit was scheduled for 10AM 10/23. Rendezvous at the property management office at 500 Totten Pond Road to review the site model. Members of the public may attend. Not all areas of the site can be reached easily or safely, and Mass DOT property will be off limits.

Ward 7 City Councillor Paul Katz commented that most residents are interested in the traffic considerations and will probably not attend over the wetlands points. Councillor Katz thanked the commission for holding this hearing and for keeping the discussion within the relevant scope. Motion to continue to the next commission meeting by Mr. Sbordone; seconded by Mr. Dufromont. All present in favor. **Motion passed.**

### **Commission Business**

- Approval of meeting minutes from 10-5-2023. Motion to approve by Mr. Andrews, seconded by Mr. Baker. **Motion passed.**

### **Correspondence**

- Noted DCR planned invasive management in Beaver Brook Reservation on 10/19. Mr. Baker asked that Ms. Sullivan contact DCR regarding the current plan for knotweed management in the Waverley Oaks area as part of this filing (DEP 316-0777).

Mr. Moser returned to the meeting and resumed as Chair.

### **Site Visit Reports**

- Lazazzero Playground. Mr. Baker noted the status of the knotweed eradication. It has been successful, but it has not been treated this year and there is some resprouting. He asked Ms. Sullivan to contact Adam Green (City Park Ranger/Rec. Dept.) about spraying the area. He would like the commission to then move on to discuss replanting options.

### **Committee Reports**

- **CPC:** Met October 17, 2023. Mr. Doyle reported one new application, for housing rehabilitation, which was approved and sent to city council.

### **New Business**

- Invasive Control Training. Mr. Baker would like to hold this annual session at Mokema Woods. October 30, 1PM, tentatively scheduled. He will work with Ms. Sullivan to invite relevant others.
- Mr. Dufromont asked about the Paine Estate wisteria status. Mr. Moser noted that the contractor has not followed up. He will work on this.
- Scheduling of annual Paine/Storer property boundary walk. Mr. Moser gave some history of the abutter encroachment problem. A step toward preventing future encroachments is to walk the property annually, as was done in 2022. The full walk takes approximately 2 hours. The commission plans to do this in November. They will fix a date at the next meeting. Ms. Sullivan asked about the existing boundary marker situation; Mr. Moser gave some details, including survey and granite marker status. The replacement of some markers has been pending Law Department involvement to properly notify abutters.

Motion to adjourn by Mr. Doyle, seconded by Mr. Baker. All present in favor. **Motion passed.**

Meeting adjourned at 8:30PM.