



**Waltham Conservation Commission
January 6, 2021
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 7:02 PM.

Attendees: Chair Philip Moser, Vice Chair Bill Doyle, Bradley Baker, Gerard Dufromont, Michael Donovan. [Mr. Donovan joined approximately 7:10.]

Absent: Matthew Deveau

Public Hearing

Notice of Intent (DEP File # 316-0796) (Continued from 12/16/2021 meeting)

Applicant: Brian Grisaru / King Street Properties

Property Location: 200 Smith Street

Project Description: Addition to building, approx. 68,000 sf. Build additional 6-level parking garage, approx. 30,000 sf.

Brian Grisaru appeared for the applicant. Brandon Li and Brooke Whiting Cash of Lemon Brooke (landscape architects) also present. Mr. Grisaru summarized the plan and concerns from his previous appearance (12/2/2021). He described changes to the plans based on that hearing and a site visit with the Commission and neighbors. The truck turn-around area will be reduced, the impact on trees will be reduced, and there will be less impervious area. Mr. Li presented the detailed changes. In the buffer zone, impervious area will be reduced by 62%. 48 trees were to be removed; it will now be 10. The length of the sound barrier will be extended by 20 feet, and it will have 24" x 6" openings every 20 feet for wildlife. The limit of work is now farther from the wetlands. They have responded to Cambridge Water's concerns (Cambridge appears satisfied). [Mr. Donovan joined the meeting during this presentation.] Mr. Baker had some questions about the wall. Mr. Moser clarified for all present that although the site plan is extensive, only a small portion of the site is within ConCom jurisdiction. Mr. Dufromont asked about a berm. Mr. Grisaru provided clarification. Mr. Donovan noted that the applicant had made significant changes based on ConCom and neighbor input.

Robert Coleman, of 249 Smith Street, Waltham, spoke at length. He thanked the applicant for changes, especially the truck turn-around area. He cited several specific items of concern related to tree removal, the sound barrier, excavated material, replacement plantings, stormwater, and others. He suggested a 1:1 replacement condition for removed trees. Mr. Doyle noted that the jurisdictional area at this site is small and the hearing should focus on issues within it.

Larry Connearney of 35 Wingate Road, Waltham, spoke. He congratulated the applicant on the revisions and noted he would like to see more tree restoration.

Kathy McMenimen, at-large councillor, asked to note for the record that she and councillor Darcy (also present) had made no comment as they were present only to observe. She stated that this project is to be reviewed by city council, so they are not allowed to comment here. The public hearing

was closed.

Mr. Doyle moved to issue an order of conditions to include the wildlife gaps noted in the plans. Mr. Baker seconded. There was discussion to add a condition for 1:1 tree replacement, with appropriate biodiversity of species. Mr. Moser noted that this is not appropriate for this project, as the jurisdictional area is too small to allow additional plantings outside the existing and planned developed area without further disturbance to the wetlands. It was also noted that the plan being approved includes the wildlife gaps. The commission agreed that the Standard Special Order of Conditions would be sufficient. All present voted in favor. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0797) (Continued from 12/16/2021 meeting)

Applicant: City of Waltham – Engineering Department

Property Location: Lexington Street (abutting #473 and #475 Lexington Street)

Project Description: Chester Brook Drain Line Replacement, Lexington Street Outlet

Bob Winn, City Engineer, appeared for the applicant. John Martino and Mike Carter were also present. He explained changes to the plan based on the site visit and review. None are contentious. The only concern is suggested invasive species control beyond the easement, which would require additional approvals from abutters. Mr. Moser summarized the previous discussion of this project and the site visit. There is no planting plan for replacement vegetation, but the Commission has made suggestions to Engineering. Erosion controls were mentioned. Mr. Baker has suggested leaving the logs from cut trees in the area, to promote wildlife habitat. The applicant is amenable to this. Mr. Dufromont asked for confirmation of the new daylighting extent of the stream. Mr. Carter confirmed that this will now be 22 feet from the bank. Mr. Donovan agrees that this is a good solution. Mr. Doyle agreed with the plan. There was no additional public input. The public hearing was closed. Mr. Doyle moved to issue a positive order of conditions with the standard special conditions. Mr. Dufromont seconded. Mr. Moser summarized several items previously discussed, to be added as special conditions: 14 native trees and 28 native shrubs are to be replanted, with biodiversity, the Commission to be notified when a plan has been developed; the disturbed area will be replanted with a native woodland seed mix; biodegradable straw mats will be used for erosion control; the larger logs will be left scattered on the forest floor; the replanting plan will be subject to ConCom approval; existing invasive trees up to 15' from the easement will be cut if allowed by property owners. The motion was amended to include these items. All present voted in favor. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: Brian K. Reagan / Waltham Public Schools

Property Location: 655 Lexington Street

Project Description: Demolition of old North Branch Library building

Mr. Reagan appeared. He noted that this is a surplus building in a poor state of repair. The School Committee voted to demolish it several months ago. James LaCrosse, Assistant Planning Director, provided additional details on the site as well as erosion controls and planned remediation / restoration. The demolition will be done as a "package" with other properties in the city. The hole left by the demolition will be backfilled with a crush fill soil mix and the site will be reseeded. The Commission noted that the site is riverfront area to Chester Brook. Discussion of requirements and constraints of work in riverfront area. Mr. Dufromont noted erosion controls specifically and suggested extra plantings. Mr. Baker also had concerns about re-seeding and also agreed on the need for enhanced erosion control. He suggested that plantings should probably include more than re-seeding. [The meeting was interrupted and temporarily suspended during the discussion of this item, approximately 7:57 p.m. The meeting resumed approximately 8:01 p.m. and continued to conclusion.]

Mr. Moser suggested that erosion controls make use of straw matting or something similar, and agreed that plantings should go beyond re-seeding. Mr. LaCrosse did not see a problem with this, but was not certain he had the authorization to make more elaborate plantings and would check. Using trees from the city or ConCom tree farms was suggested. Mr. Reagan noted that the School Department has no planned use for this site. Mr. Doyle moved to issue a negative determination, to include the following conditions: (1) robust erosion controls will be installed, to include silt socks and a silt fence at the edge of the site; (2) the applicant will be permitted to install native saplings provided they do not interfere with sight lines at this busy intersection. Mr. Donovan seconded. The motion was amended to note that (3) the cellar hole and any other excavation will be completely backfilled with clean fill and (4) at the conclusion of work the site will match existing grades and not add to erosion. All present voted in favor. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0798)

Applicant: Curtis Beaton / Heles Irrevocable Trust

Property Location: 326 Lexington Street

Project Description: Construction of two single-family houses, driveway modifications, stormwater management, and riverfront area restoration.

Philip McCourt appeared for the applicant. Curtis Beaton, Paul McManus, Kate O'Donnell (both of EcoTech), Dr. Ed Chang, and James Emmanuel (landscape engineer) also present. Mr. McCourt introduced the project. Mr. McManus presented details. Described existing conditions on site and the proposed plan. Dr. Chang described the stormwater plan. Mr. Emmanuel described the landscape plan. In addition to the plans, Mr. McManus presented several photos to show the existing site conditions. Mr. Dufromont noted the historic status of the house, and also asked for details regarding parking. He recommended that any conditions placed on this project be similar to those placed on a previous project next door [306 Lexington Street, 316-0678, 2014]. Mr. Doyle asked for clarification on whether this project will be treated as a subdivision. This is yet to be determined by the applicant. Mr. Baker suggested that the plantings include tree biodiversity (the proposed plan does not). Mr. Donovan also had comments regarding the historic nature and the parking. Mr. Moser noted that some clarification is required regarding work in the 100' vs. 200' zones. He suggested that the most critical points of work on site be marked prior to the site visit. Mr. McCourt was amenable. There was no public input offered. A site visit was scheduled for 1/10 at 10:30 a.m. Mr. Donovan moved to continue this matter to the next meeting. Seconded by Mr. Baker. **Motion passed.**

Informal Discussion

Leo Garneau has asked to speak with the Commission regarding the continuation of work at "Across from 81 Wyman Street" (DEP File # 316-0784). Mr. Garneau was not present so this discussion did not take place.

Commission Business

- Approval of meeting minutes from 12-16-2021. Motion to approve all minutes by Mr. Donovan, seconded by Mr. Dufromont. All present in favor. **Motion passed.**
- Storer Conservation Land Encroachment. The Commission has sent letters to two abutters reminding them of their need to address encroachments.
- Proposed Revisions to Standard Special Conditions. Mr. Moser recommended this be tabled to the next meeting.

Correspondence

- **Informational:** Mass DEP amended Surface Water Quality Standards effective December 10, 2021. Noted.
- **Informational:** FEMA revisions to flood hazard maps effective December 3, 2021. Noted.
- **Zoning Board of Appeals:** Regarding 40B comprehensive permit application for 21 Newton Street. The Commission did not see a reason to participate as the site is not in jurisdiction.
- **Informational:** UMass supplemental summary report on 225 Beaver Street (Phoenix Project disposal site). Required status report. Noted.
- **Informational:** Report of trees and rocks on the Storer property being spray painted with graffiti. Noted.

Old Business

- None.

Site Visit Reports / Scheduling

- Fernald Stream Daylighting Project visit postponed, currently scheduled for January 13, 9 a.m.

Committee Reports

- **CPC:** Next meeting is February 8, 2022. Budgeting meeting.

New Business

- Mr. Moser reported on the new hire. The applicant has accepted the offer. The position is under review by the legal department.
- Mr. Moser reported on research underway regarding the use of trust fund money. Eric Rizzo, city GIS Coordinator, has been able to generate a comprehensive list of potentially eligible parcels in the city (approximately 250). Approximately 75 have outstanding tax obligations to the city. Mr. Moser is fine-tuning this list to a smaller number for eventual Commission review.

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

Meeting adjourned at 9:02 PM.