



**Waltham Conservation Commission
March 10, 2022
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, Gerard Dufromont.

Absent: Michael Donovan, Bradley Baker. The Commission did not have a quorum, so no votes were taken on applications. Applicants were notified in advance of the meeting and given the opportunity to continue to the following meeting or to present at this meeting, with a vote deferred to the next.

Mr. Moser noted that the Commission does not have a full complement of 7 members. It currently has only 5 due to an existing vacancy and a recent resignation. There was no quorum this week because one member was traveling internationally and another had a family medical emergency.

Public Hearing

Notice of Intent (DEP File # to be assigned) (Continued from 2/17/2022)

Applicant: Maggie Capelle / ARE-MA Region No. 82 Holding LLC

Property Location: 40-60 Sylvan Road

Project Description: Renovations to building to include: building expansion, changes to parking and landscaping, partial demolition, construction of new amenity building, construction of patio space with rain garden.

Applicant elected to continue to the 3-24-2022 meeting. The Commission approved.

Public Meeting

Request for Determination of Applicability

Applicant: Hussam Sayegh

Property Location: 42 Pine Vale Road

Project Description: Two story addition of 254 s.f. and uncovered deck addition of 79 s.f. at front of residence.

Mr. Sayegh described the project and presented the preliminary plan. He was unable to respond to some questions on specific details as the architect is still working on them.

The Commission approved continuing this application to the 3-24-2022 meeting.

Public Meeting

Request for Determination of Applicability

Applicant: Enterprise Rent-A-Car

Approved 03-24-2022

Property Location: 140 Moody Street

Project Description: Construction of oil/gas trap and sewer manhole to tie into existing sewer main.

Applicant elected to continue to the 3-24-2022 meeting. The Commission approved.

Public Hearing

Notice of Intent (DEP File # to be assigned)

Applicant: Bradley Cardoso

Property Location: 303 Wyman Street

Project Description: Repair of broken sewer line adjacent to wetlands.

Applicant elected to continue to the 3-24-2022 meeting. The Commission approved.

Public Meeting

Request for Determination of Applicability

Applicant: City of Waltham

Property Location: 155 Bacon Street (Leary/Yetten Fields)

Project Description: Renovation of running track, installation of synthetic turf field, renovation to grandstands and press box, renovation of parking lot, conversion of baseball field to synthetic turf, lighting updates, construction of field house with locker rooms, showers, and concessions. Flood storage and drainage improvements to overall site.

Arsen Hambardzumian and Hipolito Aguilera were present for the applicant. Mr. Hambardzumian gave an outline of the project and noted flood zone concerns. Discussion with the Commission about project details and drainage and flood storage concerns. Mr. Moser clarified the jurisdictional area and referenced a previous city project to note Commission concerns relating to flood storage. Mr. Doyle noted that under open meeting laws the absent Commissioners will be able to review the recording of this meeting and then be able to participate in discussions and decisions at the next meeting. Mr. Hambardzumian presented the plan and explained the project in detail for the public record. Mr. DuFromont asked about the timeline. Mr. Hambardzumian expects the project to go out for bid as soon as approved, with work to begin as soon as possible based on city funding and any other approvals needed. Mr. Moser noted that this is a large project for an RDA and might need an NOI. He also had a question regarding changes to grade. Mr. Doyle agreed regarding the size and noted that erosion controls will be required and that flood storage would be a concern. He noted that Engineering or Conservation usually has flood plain responsibility. He suggested that Engineering should be consulted as well. He also noted that the size of the project will require a National Pollutant Discharge Elimination System (NPDES) permit. Mr. Hambardzumian agreed and confirmed that they plan to request this permit. Mr. Doyle recommended that securing the NPDES permit be included as a condition if the project is approved by the Commission. He felt this project could be approved as an RDA with the NPDES permit included as a condition; the only real difference would be that an NOI would require abutter notification. Mr. Hambardzumian stated that he has worked on similar projects, including in Waltham, which have done exactly this, although this one is large. Mr. Doyle clarified that the NPDES permit will require strict compliance by both the project manager and the owner (which will be the Waltham School Department). Mr. Hambardzumian presented a map which detailed planned grade changes to the site. Mr. Doyle recommended that in addition to the NPDES, the project include a contingency plan in case flooding occurs during construction. Mr. Hambardzumian agreed to this. Mr. Doyle moved to continue to the 3-24-2022 meeting. The Commission approved.

Mr. Hambardzumian noted, unrelated to this project, that the Bentley softball project he is working on will begin this year. It was approved some time back but is still within the time frame of the order of

conditions. It was delayed due to COVID. [This is DEP file 316-0762, original OOC expiration 01-29-2023. It was tolled during COVID and now has an expiration date of 5-6-2024.]

Public Hearing

Notice of Intent (DEP File # 316-0798) (Continued from 2/3/2022)

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.

Applicant has requested to withdraw this filing without prejudice.

Commission Business

- Approval of meeting minutes from 2-17-2022. Deferred to 3-24.
- Storer Conservation Land Encroachment. Mr. Moser noted that the surveyor has already gotten to work. Mr. Moser has walked part of the boundary with John Martino, Assistant City Engineer, and noted some existing boundary markers.
- Proposal to continue Commission meetings remotely through July 7, 2022, based on recent extension signed by Governor Baker. Discussion and vote deferred to 3-24.
- Annual Budget Request due 3/16. Mr. Moser solicited recommendations for items to request. A known item is the Hardy Pond watershed map data.

Correspondence

- CRWA: Request for letter of support re: Watertown Dam removal. Deferred to 3-24.
- Informational: Keolis vegetation maintenance notice. No action needed.
- Informational: EverSource herbicide spraying notice. No action needed.
- Informational: DEP has withdrawn its appeal of the Lexington Street / Chester Brook drain replacement project (316-0797). No action needed.
- Bishops Forest (221 Bishops Forest Drive) has contacted the Commission regarding a planned erosion control project and requests dates for a possible site visit to review. Mr. Moser noted that this should be properly handled as an RDA. Site visits should not be requested or scheduled prior to a proper filing. The Commission office will follow up with the correspondent.

Old Business

- Budgeting of Hardy Pond watershed data (Betty MacKenzie). Part of earlier budget discussion.

Site Visit Reports

- 1036 Lexington Street. Work has begun without RDA/NOI. Contractor has been told to tarp dirt pile to prevent erosion. Discussion. Mr. Moser stated current concerns and recommended sending a letter to the owner and project manager. Those members present agreed. A second issue is that this seems to have been permitted by the City for work in wetlands without any consultation with ConCom. Mr. Moser suggested contacting Engineering and CPW to propose that they consult ConCom, prior to issuing permits, to confirm that there are no WPA issues. The Building Department already does this. The members present agreed that this should be pursued. Mr. Dufromont recalled that the Commission was approached about this specific property within the past year by a new or prospective owner.
- Fernald stream daylighting: 3/10 visit report. Mr. Moser and Mr. Doyle have recently visited; Mr. Doyle earlier on the day of this meeting. Mr. Doyle believes the work will be finished by the end

of March and that they will submit an RCOC shortly after. He thinks they have done a very good job and that it will be a successful project when the vegetation grows in. Some minor changes have been made to account for site conditions. He is concerned about deer eating the new vegetation and visitors trampling the area before the plantings have time to grow in. He believes that the Rec Department will ultimately be responsible for the site. He said he will probably draft a memo to the mayor to ask for some site protection. Mr. Moser noted that the city may wish to wait until the plantings have stabilized before filing the RCOC, although the contractor will probably “own” maintenance or replacement of plantings for one or two years in any case. Mr. Doyle did not have detailed specifics on the planting plan. He also showed an in-progress photo of the site taken earlier in the day and described how the site is expected to look when completed.

Committee Reports

- **CPC:** Next meeting scheduled for March 15, 2022.
- **Trust Fund:** Potential purchases of land, easements, or conservation restrictions using trust funds. Mr. Moser updated regarding work with the city GIS coordinator to generate a list of potential parcels, and with the treasurer’s office to identify parcels with tax arrears. He suggests that the commission reach out to owners to determine if any are interested in selling to the city, or donating to clear owed taxes. The list will be shared with the full commission.

New Business

- Mr. Moser reported that earlier today the Mayor notified him that a new commissioner will be appointed, pending city council approval.

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

Meeting adjourned at 8:02PM.