



**Waltham Conservation Commission
September 1, 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 7:03 PM.

Attendees: Vice Chair Bill Doyle, Gerard Dufromont, Michael Donovan, Bradley Baker, Louis Andrews, Alexander Sbordone.

Absent: Philip Moser.

Public Hearing

Notice of Intent (DEP File # 316-0808) (Continued from 8-18-2022)

Applicant: Shelby Geehan – Bishops Forest II c/o Crowninshield

Property Location: Bishops Forest Drive

Project Description: Restorative grading plan to facilitate the removal of existing damaged sidewalk and replacement of asphalt sidewalk with stable support slope below.

David Robinson of Allen & Major appeared for the applicant. He summarized the project and previous appearance before the commission. After a site visit and discussion, the plan has been changed significantly to avoid wetland impact as much as possible. No fill and restoration will be required by the new plan. The new plan does not attempt to re-slope the hill, it replaces the sidewalk, adds a small berm, and creates a crushed stone-armored channel which directs into rip-rap to prevent erosion. The limit of work has been reduced. Regarding riverfront requirements for the project, Mr. Robinson stated that their wetland scientist (Goddard Consultants) has determined that Chester Brook is not perennial. It was noted for the record that the Commission does not accept this finding: Chester Brook is known to be perennial from Hardy Pond to the Charles River and all previous commission findings along the brook recognize this. Riverfront determination will not affect the current plans. Mr. Donovan had some questions to clarify the existing erosion and area currently in need of repair, specifically to ensure this will be a permanent solution. Mr. Doyle asked for technical details of the crushed stone and compaction. Motion to close the public hearing by Mr. Donovan, seconded by Mr. Dufromont. **Motion passed.** Motion to issue an Order of Conditions with no special conditions by Mr. Baker. Seconded by Mr. Dufromont. All present in favor. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # to be assigned)

Applicant: Keir Evans – 1265 Main Street LLC C/O Boston Properties

Property Location: 1265 Main Street

Project Description: Development at 1265 Main Street. Phase I consists of 270,000 sq.ft. of lab/office space, two amenity buildings totaling 22,400 GSF, 685 surface parking spaces, access

drives, utility improvements, ancillary landscape/pedestrian improvements, and site preparation for anticipated future development.

[Applicant has requested that this be continued to the 9-15-2022 meeting.]

Motion by Mr. Dufromont to continue, seconded by Mr. Donovan. **Motion passed.**

Informal Discussion

Piety Corner Club / 2 Worcester Lane. Potential violation.

Piety Corner Club was unable to send a representative to this meeting and asked to appear at the next meeting. Motion to continue by Mr. Andrews, seconded by Mr. Dufromont. **Motion passed.**

Commission Business

- Approval of meeting minutes from 8-18-2022. Motion to approve minutes by Mr. Donovan, seconded by Mr. Baker. All present in favor. **Motion passed.**
- Storer Conservation Land Encroachment. Ms. Conlon reported that the odd parcel at 24-R Forest Circle has been confirmed to be city property. The surveyor has staked it.
- Update on filing fee projects: tabled, as Mr. Moser had planned to discuss.

Old Business

- Review of draft "Exempt Minor Activities" policy. Tabled, as Mr. Moser had planned to discuss.

Site Visit Reports

- 35 Gate House Drive / AstraZeneca. Ms. Conlon reported on today's site visit regarding possible beaver activity and flooding. Building Department, Health Department, and Fire Department were also involved. CWD is aware and has been kept up to date. No evidence of an active beaver was found, but there is a problem of debris collecting against a bridge and flooding the road. The road is the secondary access and fire department access to the property, so this is a hazard. This has also been discussed with the city engineer. Engineer determined that this should qualify as regular maintenance and the commission agreed: no emergency permitting will be required. If it had been necessary, the flooding of the fire road could have been used to issue an emergency certification. The commission requests that removal be manual as much as possible and that any equipment needed be used from the road and bridge and not in the stream or wetlands. Debris removal will be limited to organic matter only (logs, sticks, etc., no boulders or rocks), and removed debris will be deposited nearby in the wetlands. AstraZeneca will be notified of this and will be expected to document the work.

Committee Reports

- **CPC:** Next meeting is September 13, 2022.
- **Trust Fund:** Potential purchases of land, easements, or conservation restrictions using trust funds. No update.

New Business

- Review and vote on proposed changes to "Additional Conditions For Particularly Large, Complex, Or Environmentally-Sensitive Projects" (SOOC Condition #27). Tabled.
- Mr. Donovan noted that construction appears nearly complete at 459 Lexington Street [DEP 316-0787]. The commission should expect an RCOC in the near future or follow up.
- Mr. Donovan noted that the house at 33 Bigelow Road [DEP 316-0802] has been demolished. Ms. Conlon has made an inspection.

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

Approved 09-15-2022

Meeting adjourned at 7:33 PM.