



**Waltham Conservation Commission
January 5, 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 7:00 PM.

Attendees: Chair Philip Moser, Vice Chair Bill Doyle, Gerard Dufromont, Michael Donovan, Bradley Baker, Louis Andrews

Absent: Alexander Sbordone

Public Hearing

Notice of Intent (DEP File # 316-0812) (Continued from 12-15-2022)

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 lab/office space building, two amenity buildings, surface parking, access drives, utility improvements, landscape/pedestrian improvements, and site preparation for anticipated future development.

Keir Evans and Nick Skoly present for applicant. David Kaplan and Jamie O'Connell of Cambridge Water Department present. Mr. Moser recused, Mr. Doyle assumed the chair.

Mr. Evans gave a summary of the project and the open concerns. He noted that they will be asking for one more continuance, but wanted to take this opportunity to update the commission and public on the current state. He noted that this project ties in to the larger hydrology of the area and other nearby work or planned work, not only on this site, so applicant and CWD are working with a larger perspective. Mr. Skoly presented the current plans and noted recent changes in detail. This mostly concerns work in the buffer zone on the west side and routing of water from east to west (including Prospect Hill Park runoff discharge). Ms. O'Connell concurred that the proposed treatment plan will meet or exceed requirements but needs to see some confirming material. Mr. Kaplan added that CWD is happy with this plan but still needs legal review and approval.

Prospect Hill runoff would be routed through the site with no mixing from the site, to preserve water quality. Discussion of ledge location and bridge area in buffer zone. Mr. Skoly noted the buffer zone, with undisturbed area and restoration area marked. The majority will not be disturbed. There will be no alteration within the wetland itself (not buffer zone). There is a gas line in an easement in the wetland (previously disturbed area). Restoration area is approximately 96,000 sq.ft. A possible open/natural area is being considered in the parking area, but this is very preliminary. Details of existing Prospect Hill runoff noted, and planned changes. Mr. Doyle favors daylighting the stream, but parking lot runoff and other water quality concerns were raised, especially by Mr. Kaplan. Ms. O'Connell noted that this would increase Zone A area. Mr. Dufromont had specific questions

regarding the ledge/bridge area which Mr. Skoly addressed. Invasive species management will be included. There was a question about underground utility routing, which Mr. Skoly showed on the plans. Discussion of the O&M plan, including updating the existing plan to meet CWD's current standards, with the updated plan to apply to both new and previously built parts of the site. Additional water quality studies to be done. Ms. O'Connell noted how unexpectedly functional the wetland is here, considering its location, and CWD encourages doing everything that can be done to maintain this and protect CWD interests. It is the downstream basins (not on site) which are not functioning well. She and Mr. Kaplan feel conversations with applicant have been very productive. Mr. Donovan had specific questions on existing utility buildings/utility routing/runoff routing near route 128, which were answered. Regarding new development, it was noted that the earlier phase treatment capacity was overdesigned in anticipation of further development. It was clarified that all blasting for future phases will be done before any construction, to avoid later blasting once the first building is occupied. Mr. Doyle raised the concern about keeping the wetland wet, considering the proposed drainage and water rerouting. Applicant assured this is a priority.

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

Public Hearing

Notice of Intent (DEP File # 316-0789) (Continued from 12-15-2022)

Applicant: Paul Boche and Kathy Chen

Property Location: 98 Lakeview Terrace

Project Description: Application for construction of a driveway.

Applicant has requested a continuance to 1-19-2023.

Mr. Moser resumed as chair. Mr. Doyle moved to continue; Mr. Baker seconded. **Motion passed.**

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0723)

Applicant: HFA ae

Property Location: 225 Waverley Oaks Road

Rich DeFusco of HFA was present. As-built plans were shown and the project was discussed. Several commissioners have visited recently and are satisfied with the work.

Motion to issue COC by Mr. Donovan, seconded by Mr. Doyle. **Motion passed.**

Public Meeting

Discussion and vote on requested changes to special conditions for DCR Charles River Greenway (316-0813). Changes involve alignment with DCR maintenance policies and modification of in-perpetuity conditions to limited term.

Gerald Autler of DCR was present to discuss. Mr. Autler and the commission reviewed the concerns and the proposed changes. Extensive discussion. The commission has few concerns with most of the changes and some already do not apply to this site. Mr. Moser will send a draft of the changes to Mr. Autler for DCR legal review. If no further concerns after review, the commission will vote on changes at the next meeting (1/19/2023).

Motion to continue by Mr. Baker, seconded by Mr. Doyle. **Motion approved.**

Commission Business

- Approval of meeting minutes from 12-15-2022. Motion to approve by Mr. Donovan, seconded by Mr. Dufromont. All present in favor. **Motion passed.**

Correspondence

- Correspondence regarding 131 Linden Street noted. Building Department will update.
- DCR year-end reports for Purgatory Cove and Charles River Lakes District invasive treatment noted.
- 240 Beaver Street property. Status noted. Commission will expect a filing if work is in a jurisdictional area.
- Potential Violation Letter to 265 Totten Pond Road discussed. Mr. Donovan showed photos of the site to inform the commission. Discussion. Results of Building Department inspection not yet reported.

Old Business

- Mr. Donovan reported that Ailanthus removal at the Paine Estate has not yet been scheduled.
- Mr. Moser reported that the purchase order for invasive removal work at Mokema has been submitted by the Recreation Department. Half the funding will come from Conservation Commission filing fees. Brief related discussions of previous Wisteria removal project at Paine Estate and the upcoming 2023 city budget process.
- Mr. Dufromont inquired into Ms. Conlon's status. There was no new information.

Site Visit Reports

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Committee Reports

- **CPC:** Next meeting is February 21, 2023.

New Business

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

Meeting adjourned at 8:52 PM.