



**Waltham Conservation Commission
February 22, 2018
Meeting Minutes**

Meeting called to order at 7:01 p.m.

Attendees: Vice Chairman Philip Moser, Brad Baker, Mike Donovan, Gerard Dufromont

Absent: Chairman Bill Doyle

Informal Discussion

- Extension of Lexington Street, sewer project Order of Conditions

City Engineer, Steve Casazza, requested a one-year extension of the project. They intended to start work last season, but bidding and funding caused the delay. They plan to begin work in mid-April. The contractor plans to be finished by the end of September, however Mr. Casazza is pushing to have the work done by August.

Motion made by Mr. Donovan to grant the one-year extension, seconded by Mr. Dufromont. All in favor. **Motion passed.**

Informal Discussion

- Discussion of Paine Estate sewer service replacement

John Martino, Junior City Engineer, stated that the Paine Estate is owned by the City of Waltham and is under the jurisdiction of the Conservation Commission. The sewer system has been backing up and they want to replace a portion of the sewer service. The portion just outside the house is made of clay and is inundated with roots. The only disturbance on the property is the upper half. They will inspect and video camera the existing portion that leads down to Beaver Street to see if it is still in good shape. Mr. Moser asked about the 20-ft. wide clearing along the pipeline. He asked if there is a planting restoration plan. Mr. Martino stated they will put down loam and seed. Mr. Baker asked what they will do with the soil that is dug up. Mr. Martino replied that the contractor will stockpile the material at the end of the trench, replace the pipe, then use that material to backfill the trench. Any excess material will be removed from the site. Mr. Dufromont asked how many trees will be removed. Mr. Martino will get back to the commission with the number. Mr. Dufromont noted that since the roots will also be removed, there is a chance of erosion. He is concerned about the homestead trees being removed. He would like some of the trees taken down replaced with trees of the same nature. Mr. Casazza noted that the sewer alignment has rocks and rhododendron, not the older, homestead trees. He said part of the problem they are having with the sewer line is roots. They want to restore it to prevent erosion, but they don't want to cause the same problem again. Mr. Moser asked if the sewer line is flagged. Mr. Martino stated that the sewer manholes are visible but he can flag it. He noted that the sewer alignment closely follows the utility poles. Mr. Donovan asked if the existing sewer will be removed or abandoned. Mr. Martino replied that the old line will be removed and the new pipe laid down. Mr. Dufromont asked for the time line for the project. Mr. Martino stated the work should begin late March/early April. Their final completion date is late summer/early fall. Mr. Moser asked that the commission be notified when work starts. Mr. Dufromont would like a sign put up stating that sewer work is being done and has been approved by the Conservation Commission. Mr. Baker asked if the city's equipment is being used or if it's the contractor's. It will be the contractor's equipment.

Public Meeting

Amendment to the Order of Conditions (DEP File # 316-0689)

Applicant: Robert Farrington/Windsor Village at Waltham Co.

Property Location: 976 Lexington Street

Joseph Porter, VTP Associates, represented the applicant. He stated that this is the formal notification of the minor modifications for the changes on the parking lot, adjacent to the brook in the front of the property. The major change is dealing with the roof leaders on Building 1. They will connect all of the downspouts that come off the side of the building and into an infiltration trench along the walkway with a 2 x 2 perforated pipe.

Mr. Dufromont asked about the curbing. Mr. Porter replied that they are replacing the existing Cape Cod berm with a 6-inch concrete vertical curb. Mr. Moser noted that the 6-inch curb was supposed to be installed throughout the entire property. Mr. Porter responded that they are in the process of pricing out replacing it. Mr. Baker asked about the driveway by the brook that overflows. There was supposed to be a stone catch basin instead of the mulch put there. Mr. Porter replied that there is now 18-24 inches of stone put down. Mr. Baker asked about the plantings along the edge of the driveway that were damaged. Mr. Porter replied that he will take a look at it and possibly replant in another area. Mr. Dufromont asked that the commission be notified when work begins.

Motion made by Mr. Donovan to approve the amended Order of Conditions, seconded by Mr. Baker. All in favor.

Motion passed.

Public Hearing

Notice of Intent (DEP File # 316-0732)

Applicant: Woerd Sub, LLC

Property Location: 48 Woerd Avenue

Project Description: Construction of one building that will contain office space with associated site improvements.

Jim DeVellis, Professional Civil Engineer, represented the applicant. The project is a redevelopment. They are removing the current building and replacing it with a new building. Silt sacks and silt fencing will be installed. They will be removing all of the pavement and installing a horseshoe drive. They are putting in ~40 new trees and shrubs. There isn't a lot of mitigation. They meet all of the stormwater standards. They are reducing the amount of existing pavement by 25 percent. Andrew Chused, Hilco Real Estate, stated that the current tenant is Olympus. They are trying to retain them (~350 people work in the building). They are trying to get Olympus to move into the open space vacated by a former tenant and bring in employees that work in Newton. The current building is tired-looking. They want to reduce the building footprint from 129,000 sq. ft. to 121,000 sq. ft. and add a lot of curb appeal. Mr. Moser asked about the former landfill in the area. Mr. Chused replied they have an LSP, GeoSyntec. There is some contamination in the bedrock on the site. All soils get tested. If they detect anything, it is handled per DEP protocol and shipped offsite. It was determined by the commission members that since they are familiar with the site, a site visit was not necessary.

Mr. Moser opened up comments from the public. Dave Foley stated that the former tenants in the building would park in the lot across the street on DCR's property, making it difficult for people with boats, etc. wanting to park in the public lot to access the Charles River. Mr. Chused replied that they were unaware of that issue, but that tenant has left. They will make it clear to the new tenant to park onsite.

Motion made by Mr. Dufromont to close the public hearing, seconded by Mr. Baker. All in favor. **Motion passed.**

Motion made by Mr. Donovan to issue a positive Order of Conditions, seconded by Mr. Baker. All in favor.

Motion passed.

Public Hearing

Notice of Intent (DEP File # Not yet assigned)

Applicant: 275 Wyman LLC c/o Hobbs Brook Management LLC

Property Location: 225, 235, 303 Wyman Street

Project Description: Demolition of two existing office buildings, construction of a new office building and parking garage, and a new stormwater management system.

Mr. Moser recused himself from the hearing. Therefore, there was no quorum.

The hearing will be continued until the March 22nd meeting, per the applicant's request.

Approved 3-8-2018

Commission Business

- Approval of meeting minutes from 2-8-2018: Minutes were not ready for review.

Correspondence

- **Rose Hill Way tree removal:** Mr. Moser noted that a resident contacted the commission re: a large amount of trees being taken down along the railroad tracks. He would like to take a look at the area. If action needs to be taken, it will be handled in between meetings. MBTA has been contacted and they claim they were not planning on taking down any trees.

Old Business

Mr. Baker

- **Paine Estate:** Mr. Baker marked the area where the wisteria should be taken away. The markings of the baby hemlocks total about 80 trees. The tree warden will try using the horticultural oil during the crawler stage. The Meadowsaping for Biodiversity group contacted Mr. Baker asking for suggestions on where to do another planting this year. Mr. Baker suggested they plant in the area where the poison ivy was recently removed, next to last year's planting spot. He feels it would be a good idea to have a watering tank placed there which could also be used to water the baby hemlocks.

Mr. Dufromont

- No updates

Mr. Moser

- **Multi-Family residential properties:** Mr. Moser will draft letters asking them to come before the commission before the landscaping season begins asking them what they plan to do to comply with their Order of Conditions.

Mr. Donovan

- **Totten Pond Road Project:** Mr. Donovan mentioned he spoke with Mr. Casazza and the Engineering Department is still in the process of putting together the as-builts.

Committee Reports

- **CPC:** No updates
- **Trust Fund:** No updates

New Business

- **Approval of the Conservation Commission's Special Order of Conditions Revisions:** They will be voted on at the next meeting, when Mr. Doyle is present.

Motion made by Mr. Baker to adjourn, seconded by Mr. Dufromont. All in favor. **Motion passed.**

Meeting adjourned at 8:04 p.m.