



**Waltham Conservation Commission
September 17, 2020
Meeting Minutes**

Meeting called to order at 7:00 p.m.

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

Motion made to take items on the agenda out of order made by Mr. Doyle, seconded by Mr. Baker. All in favor. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: Fabio Xavier da Costa

Property Location: 752 Beaver Street

Project Description: Installation of a new deck

Carlos Ferreira represented the applicant. The owner added a second floor to a single-family home. The applicant would like to add a deck to the back of the house using five (5) sonotubes. Crushed stone will be put underneath the deck. The project is in buffer zone, but is not in the wetland or flood zone.

Motion made to issue a negative Determination of Applicability by Mr. Doyle, seconded by Mr. Donovan. All in favor. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: Floor & Decor c/o Centerpoint Integrated Solutions, Inc.

Property Location: 80 Second Avenue

Project Description: Redevelop existing property for a new retail store.

Austin Turner from Bohler Engineering represented the applicant. Bohler Engineering is working with Floor & Décor to redevelop to a portion of the existing building and parking area at 80 Second Avenue.

Mr. Turner presented the project and the Commission member had an opportunity to ask questions. Given the location of this property, the Commission recommended that the applicant reach out to the City of Cambridge Water Department and Charles River Watershed Association for guidance and then send their recommendations to the Commission for discussion at the next meeting.

Motion made to continue the Public Meeting to the next meeting on October 8 made by Mr. Doyle, seconded by Mr. Dufromont. All in favor. **Motion passed.**

Public Hearing (continued from 9-3-2020)

Notice of Intent (DEP File # 316-0769)

Applicant: City of Waltham Recreation Department

Property Location: 125 AFT Mokema Avenue, 117 AFT Seminole Avenue, 233 BF Seminole Avenue

Project Description: Remove urban fill from the Mokema Woods Conservation Land to compensate for the lost flood storage at Graverson Playground.

Carolyn Cooney represented the applicant. They made some revisions in response to comments from the last meeting. Discussion ensued about the tree selection for the project. The final selection will take place when the finished grade is achieved.

On a separate matter, during the site visit, concern was raised about the sewer that is on the baseball field at Graverson Park. Mr. Donovan raised the concern again and Nick Abruzzi of the Parks and Recreation Department said that he is looking into it.

Mr. Baker asked if the Conservation Commission or Hardy Pond Association would be able to plant new small trees in the Spring. As with other projects, Mr. Abruzzi asked Mr. Baker to contact the Parks and Recreation and Consolidated Public Works Departments for permission when either of these groups decides to do the planting.

The Commission took comments and questions from the public. Betty McKenzie, a member of the Hardy Pond Association asked some questions and expressed comments from the Hardy Pond Association. An abutter to the project also expressed concerns about how this would affect her property. The Commission assured her that all work is taking place on City property and that the excavating would actually help to prevent flooding rather than increase the risk of flooding.

Motion to close the Public Hearing made by Mr. Dufromont, seconded by Mr. Doyle. All in favor. Motion passed.

Motion to issue a positive Order of Conditions with the following special conditions:

1. The Commission will review and provide input on which trees can be saved and the final planting selection.
2. Native seed should be spread (preferably in the fall) based on a project schedule that will be approved by the Commission.

Made by Mr. Doyle, seconded by Mr. Donovan. All in favor. **Motion passed.**

Mr. Moser will write a letter to the applicant and contractor stating that once this project is completed, the Commission will issue a Certificate of Compliance for the Graverson Park project.

Public Hearing (continued from 9-3-2020)
Notice of Intent (DEP File # 316-0770)
Applicant: City of Waltham
Property Location: 554 Lexington Street
Project Description: New High School project

Mr. Donovan recused himself due to a conflict of interest. Mr. Donovan is a member of the high school building committee.

The following individuals were present to represent the applicant: Lorraine Finnegan, the project manager from SMMA; Erin Prestileo, Civil Engineer from SMMA; Dan Clasby, Civil Engineer from SMMA; Megan Collins, Landscape Architect from SMMA; Scott Goldkamp, Geotechnical Engineer with Haley & Aldrich; Dennis Lowry, Wetlands Scientist from AECOM; Nathaniel Stevens, special counsel from McGregor & Legere, P.C.; Lynn Stapleton, OPM for the City with Leftfield; and Rachel Whitermore, Project Manager at Consigli Construction.

The topics discussed were: Existing surface conditions, existing stream flow & wetland restoration, Phosphorus loading, stormwater management design, and the site walk from 9/14/2020.

The Commission has received a proposal for a peer review from SWCA Environmental Consultants. The cost is \$9800 to peer review and advise the Commission in administering the Wetlands Protection Act on this Notice of Intent filing. Michelle will send a copy of the proposal to SMMA for their records.

Motion made to hire consultant made by Mr. Doyle, seconded by Mr. Dufromont. All in favor. **Motion passed.**

Mr. Moser opened the hearing to the public. Several abutters and members of the public expressed their questions and concerns.

Motion made by Mr. Doyle to continue to the next meeting on October 8, seconded by Mr. Baker. All in favor. **Motion passed.**

Commission Business

- **Approval of meeting minutes from 09-03-2020:** Motion made by Mr. Baker to approve the minutes from the 09-03-2020 meeting, seconded by Mr. Doyle. All in favor. **Motion passed.**

Motion made by Mr. Doyle for the remainder of the agenda to be tabled to the next meeting, seconded by Mr. Dufromont.

Motion made by Mr. Doyle to adjourn the meeting, seconded by Mr. Dufromont. All in favor. **Motion passed.**

Meeting adjourned at 10:23 p.m.