



**Waltham Conservation Commission  
November 2, 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 7:01 PM.

**Attendees:** Chair Philip Moser, Vice Chair Bill Doyle, Michael Donovan, Bradley Baker, Louis Andrews, Alexander Sbordone. Conservation Agent Meghan Sullivan.  
(Mr. Dufromont joined approximately 7:06.)

**Absent:**

**Public Hearing**

**Notice of Intent** (DEP File # 316-0820) (Continued from 10/5/2023)

**Applicant:** John Colbert—MWRA

**Property Location:** Project is entirely in right-of-way between approximately 182 Linden Street and 225 Waverley Oaks Road.

**Project Description:** Rehabilitation of existing water main (Weston Aqueduct Supply Main – WASM3).

Applicant has requested to continue to the commission's 1/4/2024 meeting. The applicant is aware that they will be expected to re-advertise the public notice for this application.

Motion by Mr. Doyle to continue. Seconded by Mr. Andrews. **Motion passed.**

**Public Meeting**

**Request for Certificate of Compliance** (DEP File # 316-0733)(Continued from 10/19/2023)

**Applicant:** David White, PE, for Hobbs Brook Real Estate LLC

**Property Location:** 225 Wyman Street

Anthony Donato present for applicant. Summary of site conditions and discussion. Ms. Sullivan added comments and recommended that the COC be issued. Mr. Doyle motioned to issue, seconded by Mr. Donovan. All present in favor. **Motion passed.**

[Mr. Dufromont joined the meeting at this time.]

**Public Hearing**

**Notice of Intent** (DEP File # to be assigned)

**Applicant:** Boston Properties

**Property Location:** Along Main Street (Route 117), Green Street, the Route 20 rotary, and the Route 128/Interstate 95 (I-95) Interchange.

**Project Description:** Proposed roadway improvements as part of the full build-out of the 1265 Main Street project. Improvements will address existing traffic operations and safety issues and

accommodate future traffic associated with general population growth and nearby development, including the 1265 Main Street development.

Mr. Moser has recused on this matter. Mr. Doyle assumed the chair.

Josh Trearchis of VHB presented for the applicant (others were present). The 10/23 site visit was noted. Mr. Trearchis presented revisions to the plans based on previous discussions and the site visit. A key item is the relocation of MCRT bike path at Hillside Road and other work in that area, which results in reduced impact to wetlands. New planting/seed mix and modifications in riverfront worked out with CWD noted. CWD has also requested catch basin modifications and specifics on tree removal/replanting locations (Green Street area), which will be included. Mr. Trearchis noted that a DEP file number has not yet been assigned. Ms. Sullivan noted that CWD has sent a letter noting the replacement plan and that the application meets stormwater standards. She also noted that the office staff and VHB are working on ironing out special and site-specific conditions before the OOC is issued. Mr. Doyle added that he has had communication with the city engineering department and that they will be fast-tracking their review of drainage and stormwater issues; no issues of concern has come to light. Mr. Donovan highlighted the location of the known flooding issue on route 128. Mr. Trearchis noted the planned work in this area. Mr. Doyle expects that issue will be looked at by the city engineer, but it is a MassDOT responsibility. He suggested that the applicant perform a camera inspection of the culverts in the area, which the applicant felt would be a good idea. Discussion of property ownership and easements. Mr. Dufromont asked for clarification of the routing of the trail until DCR has completed it—Green Street or Jones Road? Mr. Trearchis confirmed that is a separate project. [The trail is planned to eventually extend from the Weston end to Green Street and continue on the old rail bridge, but for the time being users will cross on the route 117 bridge and access the trail via Green or Jones.] Mr. Doyle added that the city engineer would like to have a “big picture” plan of the entire drainage and stormwater situation of the entire area of the 1265 Main Street site and vicinity; he believes a large schematic exists from several years ago. The public was invited to comment.

City resident Michele Grzenda spoke. She asked about requirements for submitting material in advance [plan revisions were received ~2 days ahead of this meeting]. Mr. Doyle noted that commission practice is for initial filing material 2 weeks ahead of the first meeting, but that updated material has no standard. It is practice for the commission to vote to continue when it has not had adequate time to review updated material, and that will be done in this case. Ms. Grzenda asked for clarification on the location and size of riverfront area. She had concerns over how it is listed in the NOI filing. Taylor Donovan of VHB and Mr. Trearchis clarified that the way it has been done is typical for transportation projects because there are no actual parcels for filing and registry purposes. Clarification of the extent of the disturbed area and mitigation/restoration seeding behind the guardrail on the west edge of the project. Question of mowing responsibility. Mr. Trearchis does not think this area is mowed, due to the slope. Ms. Grzenda is concerned that invasive control is not clear enough. She had a question about 10.58 compliance. Ms. Donovan stated this is in the original NOI. Ms. Grzenda asked about means and methods for the stream work (at Hillside) to be done in the dry. Mr. Trearchis stated that means and methods are to be determined by the contractor, but they expect and will specify it be done in the dry. Discussion. Ms. Grzenda asked about monitoring new plantings, which Mr. Doyle confirmed is a standard condition. Discussion of property ownership within the project area. The NOI will be updated to document this. MassDOT does not sign NOIs of this sort, but treats an approved access permit as validation. This will be recorded along with the NOI or OOC. The access permit has been applied for but not yet issued. They are working with the city for their approval. Paul Katz, Ward 7 City Councillor, also spoke. He had some specific questions about the new infiltration basin (#1 on plan) and the sound barriers and neighborhood impact near Livingstone Lane. Mr. Trearchis responded.

Mr. Sbordone moved to continue to the 11/16 meeting. Mr. Dufromont seconded. All present in favor. **Motion passed.**

Mr. Moser resumed as chair.

## **Public Meeting**

### **Request for Certificate of Compliance (DEP File #316-0785)**

**Applicant:** Warren Browne

**Property Location:** 105 Sheffield Road

**Project Description:** The demolition of a single-family house and construction of a new single-family house within the 100' Buffer Zone.

Bob Bibbo appeared for the applicant. Ms. Sullivan has done an inspection from the street and everything appears to be in order and as permitted. Mr. Bibbo noted a couple of minor changes on the as-built plan. He noted some discrepancies with the wetlands delineations when filed vs. on later city maps. Mr. Moser explained this as a historical issue: the city had been using an incorrect wetlands layer, and this was later corrected with accurate state delineations. This did not impact the permitted work.

Mr. Doyle motioned to issue, seconded by Mr. Donovan. All present in favor. **Motion passed.**

## **Public Hearing**

### **Request for Extension to Order of Conditions (DEP File # 316-0730)**

**Applicant:** Astra-Zeneca

**Property Location:** 35 Gatehouse Drive

**Project Description:** Routine maintenance which included resurfacing of existing parking areas (completed 2017-2018) and implementation of an invasive species removal and control program (ongoing). This filing had a 5-year term through 2022 and was automatically extended to 1-24-2024 under COVID tolling. Requesting standard 3-year extension.

The extended discussion touched on this permit and an old one (316-0417) which they will request a COC for in the near future, as well as a recently reported violation.

Present for applicant: Bridget Hilgendorf, Jay Taddia (ARE), Jamie Giordano, and Taylor Donovan from VHB. Mr. Taddia provided details on the violation work. It was self-reported immediately and Ms. Sullivan has visited the site. Before photos (1-2 years old) and after photos were reviewed. A list of known invasive species removed from the area was shown. The contractor has already replanted native species (list was presented) and stabilized. Mr. Doyle provided some historical context for this area and past filings and permits. Although the violation is in line with work that was permitted some years ago, Ms. Hilgendorf confirmed that this work was not in a permitted area. Discussion of site state and possible resolutions. Mr. Taddia suggested adding the area to their existing low-maintenance native planting program. Mr. Doyle said a notice of intent might be appropriate. Ms. Donovan suggested that the existing order, to be extended, could be amended. Mr. Doyle clarified that an amended order would be needed, not a simple extension (per regulations). Discussion. It might be possible that an amended order could be written in a way that would consolidate all open orders at the site. Ms. Sullivan favors an amended order of this sort. Mr. Moser would like to see ongoing invasive management conditions included, as they will likely regrow in this area. Mr. Baker noted that this is the best time of year to replant. But administrative requirements for public notice, etc., will probably not allow replanting before winter. Mr. Donovan asked for clarification of the ownership and management of the property (it recently changed hands).

Motion by Mr. Doyle to issue an extension, seconded by Mr. Donovan. All present in favor. Motion

passed. The commission office will follow up with the applicant regarding submitting a request to amend this order.

### **Commission Business**

- Approval of meeting minutes from 10-19-2023. Motion to approve by Mr. Donovan, seconded by Mr. Andrews. **Motion passed.**

### **Correspondence**

- INFORMATIONAL: DCR planned invasive management in Beaver Brook Reservation on 11/2 and 11/3 noted.
- INFORMATIONAL: Community concern over removals at the Leland Home site noted. The commission does not have jurisdiction.

### **Old Business**

- Invasive management training re-scheduled to 11/6 due to weather.
- Scheduling of annual Paine/Storer site/boundary walk (tabled at 10/19 meeting). Discussion. The commission decided to hold the walk on Saturday, 11/11, 10AM. Meet in the unpaved parking lot. The walk is expected to take about 2 hours.

### **Site Visit Reports**

- Chester Brook Drain Replacement—Lexington Street. Ms. Sullivan reported. Discussion of status and flagging of invasives (mostly Norway Maples) for removal. (DEP 316-0797)
- 77 Copeland Street Violation—Vegetation removal within 100-foot buffer of BVW without Commission approval. Ms. Sullivan updated on status and expected RDA filing.

### **Committee Reports**

- **CPC:** Next meeting scheduled for November 21, 2023.

### **New Business**

- Acceptance of M.G.L. c. 110G regarding electric signatures and delegation of staff to issue “wet signature” permits. Ms. Sullivan proposes adopting this to make the commission more efficient. Discussion. The commission is in favor. Mr. Sbordone will review the regulations to see if anything is of concern or will require interaction with other city entities. He will coordinate with the office staff and offer an opinion at the next meeting.

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

Meeting adjourned at 8:49 PM.