



**Waltham Conservation Commission
December 16, 2021
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 p.m.

Attendees: Chair Philip Moser, Gerard Dufromont, Michael Donovan, Matthew Deveau, Bradley Baker, Vice Chair Bill Doyle. [Mr. Doyle joined approximately 7:09 p.m.]

Absent:

Public Hearing

Notice of Intent (DEP File # 316-0796) (Continued from 12/2/2021 meeting)

Applicant: Brian Grisaru / King Street Properties

Property Location: 200 Smith Street

Project Description: Addition to building, approx. 68,000 sf. Build additional 6-level parking garage, approx. 30,000 sf.

Applicant requested a continuance to the 1-6-2022 meeting to have time to address feedback from the Commission and Cambridge Water Department. Motion to continue by Mr. Deveau, seconded by Mr. Dufromont. Approved by all present. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: Aviran Levy

Property Location: 148 Lakeview Avenue

Project Description: Construction of 12'x17' front yard deck.

Mr. Levy explained the project. Mr. Moser was familiar with the property: a new house was built on an existing foundation there a few years ago. [Mr. Doyle joined the meeting during this discussion.] The Commission recognized the project as routine, but noted that flood zone considerations would also need to be met. The applicant was considering using deck blocks, but the Commission recommended traditional footings. Applicant confirmed that set-backs were correct.

Mr. Doyle motioned to issue a negative determination, with the following conditions: (1) the deck will use concrete footings, (2) the excavated area under the deck will be filled with crushed stone, (3) all excavated material will be removed from the site, to avoiding adding fill in the flood zone, and (4) the applicant will notify the Commission upon completion, for a site inspection. Seconded by Mr. Deveau. Approved by all present. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0797)**Applicant:** City of Waltham – Engineering Department**Property Location:** Lexington Street (abutting #473 and #475 Lexington Street)**Project Description:** Chester Brook Drain Line Replacement, Lexington Street Outlet

Bob Winn, City Engineer, introduced the project. Mike Carter of GCG provided a detailed description. The project will replace a very old 15" clay drain pipe with a 36" reinforced concrete pipe. He showed the location on city maps and presented site photos. The site survey has identified a previously unmapped isolated wetland. The project will pull the outlet of the drain about 15' back from Chester Brook (it currently flows directly into the brook). The outlet will be protected by heavy riprap, and they propose to raise the pipe grade (it is now at the level of the brook). Work on the project will be constrained because the city has only a 10' permanent easement; they expect additional, broader temporary easements for some portions. The applicants and Commission had an extensive discussion about the possibility of daylighting some or all of the drain pipe area. They discussed site constraints, possible partial daylighting options, neighboring properties, benefits vs. ability to perform the necessary work in the space available, maintenance considerations, replanting after work.

Amy Findlay, owner at 475 Lexington Street, spoke. Complimented site visitors on respect for her property. She voiced concerns about clearing, especially regarding a specific large tree. Mr. Carter confirmed that this tree will not be touched and will work with the owner to ensure. Concerned with loss of shrubs and replanting after work. Also access to the work site via her property. Mr. Winn assured that they will work with her and the contractors. Concern regarding possible port-a-potty use and placement. Mr. Winn noted that work will simultaneously be taking place at the new high school and on Lexington Street, so facilities will be available for use by workers. Final question was on the project timeline. Mr. Winn expects work to be spring and summer 2022.

Gwen Pojasek of Chapel Hill Chauncy Hall school spoke, noting their property abuts and could be in the easement. Expects their civil engineer to be able to review if any fill or other work is planned on their property. A site visit was scheduled for 12/20 at 8AM.

Motion to continue the public hearing to 1/6/2022 by Mr. Doyle, seconded by Mr. Baker. All present in favor. **Motion passed.**

Public Meeting**Request for Certificate of Compliance** (DEP File # 316-0783)**Applicant:** Boston Properties**Property Location:** 195 West Street

Mr. Moser recused. Mr. Doyle acted as Chair.

Nick Skoly of VHB appeared for the applicant. Work has recently been completed. He presented the as-built, noting variations required by unexpected site conditions (a rock ledge at the location planned for a subsurface filtration area). One additional tree was saved thanks to a minor paving plan change. Several site photos were shown for additional detail. Commission questions were answered satisfactorily. Motion to issue a certificate of compliance by Mr. Donovan, seconded by Mr. Dufromont. Approved by all present. **Motion passed.**

Informal Discussion

Leo Garneau had asked to speak with the Commission regarding the continuation of work at "Across from 81 Wyman Street" (DEP File # 316-0784). Mr. Garneau notified the Commission this afternoon that he would be unable to attend.

Commission Business

- Approval of meeting minutes from 12-2-2021. Motion to approve by Mr. Donovan, seconded by Mr. Baker. All in favor. **Minutes approved.**
- Storer Conservation Land Encroachment. Mr. Donovan reported on a visit to 55 Ivy Lane (discussed at the 12/2 meeting). He did not locate any dumping there or along the portion of the Storer property that he walked. The decorations appear to be temporary snow plow boundary markers, with a holiday theme, and not a problem. Mr. Moser reported that the Engineering Department has received bids on the Storer survey project. The lowest is over the anticipated budget. Survey results will be used for mailing notices to abutters.

Correspondence

- **Hardy Pond Association.** Betty MacKenzie appeared on behalf of HPA to request approximately \$5,000 to place the Hardy Pond Watershed map into the state's Watershed Based Planning tool. Mr. Moser recused, as he has been active with the Hardy Pond Association. He remained present to respond to technical questions related to this item. Mr. Doyle assumed the chair. Betty explained what has been done in the more distant past as well as this most recent, most comprehensive map. About \$15,000 was spent in private funds and the map was created mostly through volunteer efforts. DEP has been approached but is not interested in funding import of this data to the system. The Commission agreed that this is valuable data and should be incorporated. Ideas for sources of funding (CPC, City Engineering Department, etc.) were discussed. Constraints on ConCom funding were discussed. Mr. Doyle will look into the rules on using filing fees for this kind of expense. Betty will get a precise quote of the cost from GeoSyntec and forward this to the Commission. Mr. Deveau moved that the Commission include this as a line item in the FY2023 budget. Mr. Baker seconded. All present approved. **Motion passed.**
- **200 Smith Street.** The Commission noted receipt of the letter from Cambridge Water.
- **Town of Belmont ConCom** re: the possibility of a joint public hearing on the upcoming NOI on the Waltham/Belmont line to replace the Beaver Brook culvert under Trapelo Road. The project will most likely result in a nearly identical NOI for each municipality, with identical orders of conditions. The Commission is in favor of a joint hearing in principle and has already had a conversation to this effect with the City Engineer. The logistics will need consideration, and the meeting can't be scheduled until an NOI has been submitted. The Commission instructed the office to respond favorably to Belmont ConCom and to begin preliminary scheduling work.

Old Business

- none

Site Visit Reports

- Totten Pond Road / Lexington Street (Piety Corner) intersection. Mr. Donovan and Mr. Moser visited. Adjustments were made and things now look good and are proceeding. Mr. Deveau noted that they have also been working on the north side of Totten Pond Road with no erosion controls there. Mr. Donovan will investigate.

Committee Reports

- **CPC:** Next meeting is February 8, 2022.

New Business

- none

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

Meeting adjourned at 8:57 p.m.

Approved 01-06-2022