



**Waltham Conservation Commission  
August 18, 2022  
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 7:02 PM.

**Attendees:** Chair Philip Moser, Vice Chair Bill Doyle, Gerard Dufromont, Michael Donovan, Louis Andrews, Bradley Baker (Mr. Baker joined approximately 7:06PM).

**Absent:** Alexander Sbordone.

**Public Hearing**

**Notice of Intent** (DEP File # 316-0808) (Continued from 8-4-2022)

**Applicant:** Shelby Geehan – Bishops Forest II c/o Crowninshield

**Property Location:** Bishops Forest Drive

**Project Description:** Restorative grading plan to facilitate the removal of existing damaged sidewalk and replacement of asphalt sidewalk with stable support slope below.

**[Applicant has requested that this be continued to the 9-1-2022 meeting.]**

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

**Public Meeting**

**Request for Determination of Applicability**

**Applicant:** Jeffrey Smith

**Property Location:** 153 Riverview Ave

**Project Description:** Adding a deck, approximately 10' x 20', to rear of residence.

Mr. Smith described the project. Carol Berberian also present for the applicant. Ms. Conlon asked for confirmation that the deck was to be build on posts, applicant confirmed. Mr. Donovan asked for clarification of the foundation plans and ground level material. Ms. Berberian responded that construction would minimize disturbance. The material will be crushed stone with grass around the edges. The commission agreed that this project is exempt under the WPA, as it is a lawn-to-deck conversion. Motion to issue a negative determination with no conditions by Mr. Doyle, seconded by Mr. Dufromont. All present in favor. **Motion passed.**

[Mr. Baker joined the meeting during the presentation of this project.]

**Public Meeting**

**Request for Determination of Applicability**

**Applicant:** Chhayna Hong

**Property Location:** 605 Lexington Street

**Project Description:** Addition of 3 sections of deck to house. Total of approximately 810 sq.ft. on first level and 169 sq.ft. on second level.

Approved 09-01-2022

Mr. Hong explained the site and the proposed work. Mr. Moser asked for a clarification and Mr. Hong confirmed that this project is lawn-to-deck conversion, similar to the previous application at this meeting. Mr. Dufromont, Mr. Doyle, and Mr. Donovan asked for some clarifications to understand the existing conditions and the plan. The proximity to riverfront area was noted, as well as the existing development on site. Previous downed trees at the property line were noted. The commission discussed the need for erosion controls and considered a condition regarding the disposition of spoils. Ms. Conlon confirmed with the applicant that no additional impervious surface would be created and had no other concerns. Mr. Moser noted a possible encroachment issue onto city (school department) property to the north and asked the applicant to be conscious of this, but this is not an issue for ConCom. Mr. Doyle moved for a negative determination with no conditions, seconded by Mr. Donovan. All present in favor. **Motion passed.**

## **Public Hearing**

### **Request for Amended Order of Conditions (DEP File # 316-0773)**

**Applicant:** Catherine Solomon

**Property Location:** 147 Riverview Ave

**Project Description:** Reduction of work. Addition of roof area, a new deck, and retaining wall.

Applicant and Gigi Munden of Munden Engineering present. Ms. Munden explained that the project is being reduced from 900 sq.ft. to 600 sq.ft. No buffer zone changes. Mr. Dufromont asked about trees covered by the existing order. Ms. Solomon explained that evergreens have been planted and invasives removed. Ms. Solomon noted that the large tree (an Oak) is beginning to rot from old damage (occurred under a previous owner). Discussion of Oak health and removal/replacement options. The commission and Ms. Conlon had no other concerns. All agreed that less work is better on this site. There were no comments from the public. Motion to close the public hearing. **Motion passed.**

Motion by Mr. Doyle to approve the reduction of work and to allow the removal of the Oak, to be replaced by 3 native specimens, with no grinding of the stump allowed. Seconded by Mr. Donovan. Technical discussion of the commission's ability to modify and add conditions under the regulations. All present in favor. **Motion passed.**

## **Public Hearing**

### **Notice of Intent (DEP File # 316-0809)**

**Applicant:** David Kaplan / Cambridge Water Department

**Property Location:** 0 Winter Street

**Project Description:** Install cement grout bags beneath existing culvert and headwall/wingwalls to fill voids of the scoured/undermined foundations for the headwall/wingwalls structure at the outlet of the low level conduit (south of Winter Street). Replace riprap within the discharge channel to repair scoured conditions.

Mr. Kaplan appeared, also Andy Miller and Danielle Gallant of CDM Smith. Mr. Kaplan introduced the project; the Commission saw preliminary information a few meetings ago. Mr. Miller explained the project in detail. The need was found after a dive inspection revealed the scouring. The project is to re-stabilize and fill scoured area to original conditions. He covered current conditions and the planned repairs.

Ms. Gallant addressed the wetlands issues, noting the BVW line and the work area in the brook (approximately 800 sq.ft. of land under water targeted for riprap). She explained the planned location of erosion controls (compost logs) and 2 turbidity curtains (one at the upstream work location and another as a backup downstream). Mr. Miller noted that the project is also under the oversight of the Office of Dam Safety. Ms. Conlon noted the very steep slopes and had concern over the "vagueness of the access points" (the "alternate access" on the plan). Mr. Miller explained that the specific means

and methods would be determined by the contractor during and after bid. Ms. Conlon asked for clarification on any machines needed for riprap placement. Mr. Doyle felt the applicant would be very careful and safe with this project, as access and work will be on their dam. He raised general questions about sediment moving downstream and 401 water quality certification (WQC) and/or Chapter 91 licensing. Mr. Miller confirmed that a WQC has been requested. He will copy the Commission office on the paperwork. Mr. Dufromont asked if the streambed work will be done dry or wet. Mr. Kaplan stated that the flow cannot be cut off entirely, so it must be wet. They plan to do it in October or November when flow will normally be at its annual low. Mr. Dufromont asked for confirmation that any disruption from access will be restored. Mr. Kaplan confirmed that erosion issues are a top priority for them in this location. Mr. Donovan asked for clarification of the location of the alternate access to the east of the spillway. Mr. Baker asked that mats be used in access areas to prevent ruts. Mr. Miller plans to require this of the contractor. Mr. Moser also raised the concern of disturbance in the alternate access. Ms. Conlon has visited the site and clarified that the photos in the presentation did not give an accurate impression of the area; she stated that the width is reasonable for equipment access. Motion to close the public hearing. **Motion passed.**

Motion by Mr. Doyle to issue an order of conditions with Waltham's standard special order of conditions (SSOOC), to include an additional condition that the secondary / alternate access must stay out of the existing forested area and use the lawn area only. Seconded by Mr. Baker. Discussion of SSOOC applicability; before finalizing, a copy of the SSOOC will be forwarded to the applicant to review for any irrelevant or conflicting conditions that should be struck. All present in favor. **Motion passed.**

### **Commission Business**

- Approval of meeting minutes from 8-04-2022. Motion to approve by Mr. Donovan, seconded by Mr. Dufromont. All present in favor. **Motion passed.**
- Storer Conservation Land Encroachment. Mr. Moser had no update, but noted a related site visit on the agenda.

### **Correspondence**

- 1432 Main Street correspondence noted.
- "Level 3 – Critical Drought" status and DEP correspondence noted.
- DCR targeted herbicide work in the Charles River noted.

### **Old Business**

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### **Site Visit Reports**

- 711 Beaver Street. Ms. Conlon, Mr. Dufromont and Mr. Andrews visited. This is a newly noted Storer property encroachment. They discussed moving a fence with the owner, who is amenable. A 6- to 9-month window was allowed.
- Mokema Woods. Ms. Conlon and Mr. Moser have recently visited. This project has been mostly complete for over a year, but most of the replanted trees died and the reseeded took a long time to grow in. The commission would like to see this project closed and an RCOC filed. The commission has negotiated modified additional plantings. Mr. Baker asked if they would be allowed to replant in the locations of dead trees. Mr. Moser clarified that they would, since there was an approved planting plan to follow. The timing of replanting was discussed, with the drought and seasonal concerns in mind. Mr. Baker asked if an option to expedite would be to allow them to deliver the trees to the site, with ConCom and volunteers then planting them. This was not considered a good idea and possibly exceeds ConCom jurisdiction.

- 2 Worcester Lane (Piety Corner Club). Ms. Conlon and Mr. Baker have visited. Ms. Conlon outlined the recent vegetation removal issue and described older correspondence with CPW (this project involved the city doing work on private property as part of the culvert replacement project some years ago; the city did initial work and limited maintenance, then the property owner was to take over). Discussion. Based on correspondence and past history, the commission believes that the city CPW responsibility should end with the single tree they agreed to plant last year to replace one killed by a snow plow (it has not yet been planted). Future maintenance and compliance will be on the property owner. The commission viewed before and after photos, and agreed that the vegetation removal by the owner was a clear violation. A letter was sent last week, and the commission will follow up with the property owner.

### **Committee Reports**

- **CPC:** Next meeting is September 13, 2022.

### **New Business**

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

Meeting adjourned at 8:31 PM.