



**Waltham Conservation Commission
May 13, 2021
Meeting Agenda**

Meeting called to order at 7:00 PM.

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

Absent: Matthew Deveau

Public Meeting

Request for Determination of Applicability

Applicant: Davis Marcus Management, an affiliate of Marcus Partners, Inc.

Property Location: Winter Street SB On-ramp to SR-128/I-95

Project Description: Road work to I-95 SB On-ramp

Bill Jones from Linden Engineering Partners represented the applicant. Drew Talcoff from Vanessa Associates and Pete Cameron from Marcus Partners also attended. Minor widening of SB on-ramp at Winter Street. Part of work is to repair erosion that has taken place since previous work. Erosion controls will be in place. No wetlands will be disturbed. Primarily repair work. Does not appear to be a concern of Cambridge Water at this location. Time frame: hope to complete by the end of summer 2021. Discussion of exact location of work. Commission was satisfied with responses. Mr. Doyle moved to issue a negative determination, with the condition that applicant will notify the commission when erosion controls are in place, for inspection. Mr. Baker seconded. Commission approved unanimously. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0784)

Applicant: Daniel Fraine, Cambridge Savings Bank

Property Location: Across from 81 Wyman Street

Project Description: Cutting and removing trees

Leo Garneau, Northeastern Consulting Forest Services, appeared for the applicant. Project involves work in a retention basin that has not been maintained. Working with DOT botanist to determine trees to prune, trees to remove, and invasive species action. Applicant showed site map detailing boundaries. Applicant answered Commission's questions and provided additional details during discussion. Cambridge Water Department has not been notified of the work involved: applicant did not recognize them as an abutter. Commission chose not to approve until Cambridge has been notified and approved or had concerns addressed. Mr. Moser recommended that Commission not vote before a site visit in order to understand exact scope of work. Mr. Doyle moved that the public

hearing be continued to the next meeting. Mr. Baker seconded. Unanimous approval. **Motion passed.** Commission plans a site visit on 5/18/21 at 7:30AM. Mr. Garneau will contact Cambridge.

Public Hearing

Notice of Intent (DEP File # 316-0785)

Applicant: Warren Browne

Property Location: 105 Sheffield Road

Project Description: Raze the existing single-family house and construct a new single-family house

Robert Bibbo appeared for the applicant. Gave brief summary of project to this point. Previous maps inaccurately showed wetlands buffers and project did not need approval. New maps are accurate and require filing. Commission had several questions regarding construction which were answered to its satisfaction. Concur that new structure will be an improvement over existing. No public comments were offered. Mr. Doyle moved to close the hearing, Mr. Baker seconded. Commission approved unanimously. **Motion passed.** Mr. Doyle moved to issue a positive Order of Conditions with the Commission's standard special conditions, Mr. Dufromont seconded. Unanimously approved. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # not yet assigned)

Applicant: Nelson Class

Property Location: 236 Mokema Avenue

Project Description: Construction of a second floor addition to an existing single-family house

Robert Bibbo represented the applicant. Entire property is in a flood plain, but the project will involve a second story addition only—no other work on property required. Mr. Baker noted a concern regarding soil compaction during work, but Commission had no other issues with this project. No comment from the public. Mr. Doyle motioned to close the hearing, Mr. Dufromont seconded. Unanimously approved. **Motion passed.** Mr. Doyle moved to issue a positive Order of Conditions with the Commission's standard special conditions. Mr. Dufromont seconded. Mr. Baker requested that a condition be included to address soil compaction. Mr. Doyle suggested wording to require that plywood be put in place before heavy equipment is moved onto the site, or that the land be aerated after work. Mr. Moser noted that the standard conditions already include similar language to protect existing trees. Mr. Doyle amended motion to restrict heavy equipment and dumpster placement from backyard area. Amended motion was approved unanimously. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # not yet assigned)

Applicant: Douglas Drohan

Property Location: 459 Lexington Street

Project Description: Kitchen addition

Mr. Drohan represented the owners. He described the project and presented plans. Discussion of boundary identifications and work locations, which are not precise on plans or available maps. Commission believes a site visit should be made to fully understand the project and any wetlands considerations. Additional drainage work might be involved if within boundary. Mr. Doyle

recommended applicant provide plans with exact wetlands or riverfront boundary noted. Motion by Mr. Doyle to continue application to the next meeting, seconded by Mr. Dufromont. Unanimously approved. **Motion passed.** Mr. Drohan and the Commission agreed to a site visit on 5/18/21, 8:30AM.

Informal Discussion: Request for Early Occupancy (DEP File # 316-0766)

Applicant: Andrew Marchand and Jessica Bella

Property Location: 17 Elinor Circle

Mr. Marchand summarized the project status. Seeking certificate of occupancy, which is not a Commission responsibility. Mr. Moser summarized the Certificate of Compliance requirement and process. Commission agreed that by available site photos, applicant has probably met previous conditions.

Informal Discussion: Property Line Encroachment

Property Owners: Stanislav and Yelena Polipas

Property Location: 35 Gentlemans Way

Ms. Polipas appeared, summarized situation, and requested information on any further action required. Commission approved of actions taken so far. Agreed to allow more time (up to one year) to remove remaining encroaching structures.

Site visit reports

- **Enforcement Order:** 1432 Main Street

Mr. Moser summarized site visit since previous meeting. Enforcement order has been issued based on tree removal. Portions of site appear to be in buffer and also include wetlands that were not previously identified. Brian Charville (attorney) appeared for the property owner. Also present: Ryan O'Toole, owner's assistant asset manager, and Mark Arnold and Nicole Hayes, wetlands scientists from Goddard Consulting. Mr. Charville informed the Commission that the owner has accepted parts of the order and taken some actions. Erosion controls have now been installed, for instance. Provided details from the owner's perspective. A survey was done by Goddard in January. At that time wet areas were determined to be stormwater drainage only, not protected wetland. Owner contacted city tree warden who responded that he had no jurisdiction. Owner contacted Conservation Commission and received a response that the area was outside of jurisdiction. Contracted with J B Sawmill to clear trees. Mr. Arnold discussed Goddard's previous findings and actions taken. Area was determined to not be wetlands based on lack of wetland vegetation. Soils were analyzed as well, which confirmed. Water source in area was stormwater drainage from Forest Ridge Road in Weston. Area has no hydrologic connection to wetlands. Believes area to the west is not jurisdictional. Owner will work with Weston to manage stormwater outflow adjacent to property on the west. A wetland buffer area has been identified to the east and owner plans to produce a restoration plan for the area. Mr. Arnold provided photos of site to show status, including erosion controls in place. Commission requested and Mr. Arnold agreed to supply survey information to add previously unidentified wetland to city maps. Mr. Arnold plans to provide Commission with restoration plan by next meeting. All parties agreed to discuss at next meeting (5/27).

Commission Business

- Update on filing fee projects. Part of Hardy Pond study was presented to Rec Dept. by Mr. Moser on 5/12. They are on board with the project and will help move forward to the mayor.
- Storer Conservation Land Encroachment. See Polipas item above. Other encroachment actions are moving forward with abutters or City Law Department.
- Storer Conservation Land Management Plan. No updates.

Correspondence

- MASSWildlife: DRAFT Priority Habitat Map comment period ends July 3, 2021. City has been informed that maps are slightly off for two vernal pools. Does not appear to require action.

Old Business

- Mary Early Footbridge repair to begin shortly.

Committee Reports

- **CPC:** Meeting on May 4, 2021 was annual Public Input Hearing; next meeting is June 8, 2021
- **Trust Fund:** Potential purchases of land, easements, or conservation restrictions using trust funds

New Business

- No new business.

Motion to adjourn by Mr. Donovan, seconded by Mr. Dufromont. **Motion passed.**

Meeting adjourned at 9:01.