



**Waltham Conservation Commission**  
**July 15, 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. Due to a technical error, the Zoom meeting was not recorded.

Meeting called to order at 7:03PM.

**Attendees:** Vice Chair Bill Doyle, Michael Donovan, Bradley Baker, Matthew Deveaux, Gerard Dufromont.

**Absent:** Philip Moser.

Mr. Moser being absent, Mr. Doyle acted as Chair.

**Public Meeting**

**Request for Determination of Applicability**

**Applicant:** AstraZeneca Pharmaceuticals LP

**Property Location:** 35 Gatehouse Drive

**Project Description:** Construction of additional parking areas

Christopher Wagner and Sarah Ebaugh of VBH appeared for the applicant. Ms. Ebaugh presented the project. The work involves creating 101 new spaces and the project has been designed to require minimal work in the buffer zone. The Town of Weston has already made a negative determination. Cambridge Water Board has reviewed and all points of concern were addressed. During the discussion with the Commission, some comparisons were made to a previous proposal (not pursued). Discussion included jurisdictional boundaries, location of work relative to existing parking and recreation/play facilities, stone walls, wetlands, nearby ILSF, amount of grade work required, and stormwater concerns. Mr. Doyle requested that the stormwater report be provided to include in the file. Mr. Wagner agreed to do so. All questions were answered to the Commission's satisfaction. Mr. Donovan motioned to issue a negative determination upon receipt of the stormwater report, with the determination to include a note specifying the deicing strategy approved by Cambridge Water Board. Mr. Dufromont seconded. Motion approved by all present. **Motion passed.**

**Public Meeting**

**Request for Determination of Applicability**

**Applicant:** 275 Wyman, L.L.C

**Property Location:** 303 Wyman Street

**Project Description:** Vegetation removal at power line

James White of H.W. Moore Associates appeared for the applicant. Also present were Chris Poravas, Project Manager with Hobbs Brook Real Estate, and Dave Cowell, Environmental Scientist with Hancock Associates.

The project involves clearing of vegetation at power lines on the property at 303 Wyman Street. Lines are mainly underground in the area but approximately 150 feet are overhead. Vegetation near these lines, including invasive oriental bittersweet, has become overgrown. The building suffered a recent power outage because of this. There is an intermittent stream approximately 30 to 40 feet from the work area, but no disturbance is anticipated. The clearing will be mechanical, with no chemical use anticipated. Commission and applicant had a brief discussion around the nature of this work. If this were being done by a utility company, the work would qualify under the maintenance exemption. The line in this case is private, putting it into a gray area. Commission feels the maintenance exemption should apply in this case.

Motion to issue a negative determination made by Mr. Donovan, seconded by Mr. Dufromont. Motion approved by all present. **Motion passed.**

### **Commission Business**

- Approval of meeting minutes from 5-13-2021 and 6-24-2021. Motion to approve both minutes by Mr. Donovan, seconded by Mr. Deveaux. All present in favor. **Motion passed.**
- Update on filing fee projects. No update.
- Storer Conservation Land Encroachment. No update.
- Storer Conservation Land Management Plan. No update.

### **Correspondence**

- Mass Audubon “Forest Carbon Market Solutions: A Guide for Massachusetts Municipalities” – informational, no discussion
- City of Waltham – Zoning change - 1265 Main Street (Commercial Multifamily Overlay District) – informational, no discussion

### **Old Business**

- None

### **Site Visit Reports**

- Oakley Lane / Car Wash pump at 209 Lexington Street. Last week a resident had expressed a concern that untreated stormwater was being pumped into Chester Brook after recent flooding. Mr. Dufromont made a site visit to both locations and found no pump or outlet installed and no sign that one had been in use.
- 55 Clark Lane. There was a water line break under a brook here and an emergency replacement was needed. The contractor kept Mr. Dufromont informed. Contractor was able to pull the new line under the brook and the repair was completed without incident. Erosion controls were placed as a precaution. Mr. Dufromont visited.
- New High School (554 Lexington Street). Contractor called Mr. Doyle to review new work. Approximately 150 yards of temporary road has been cut (approximately 10 yards in buffer) to allow cleanup of material previously dumped in wetlands. Mr. Doyle reports that the work includes fencing, erosion controls, and wood chips on road bed. Contractor is doing a great job and work looks good. Actual cleanup work is scheduled to being in 3-4 weeks.
- Mr. Baker inquired after the Mokema Woods site. Mr. Dufromont has visited recently and reported that the drainage work looks good but that the grass and other vegetation is not coming

in, possibly due to recent heavy rains. The manager of the project deferred submitting the RCOC for this meeting and might submit for the 8/12/2021 meeting.

### **Committee Reports**

- **CPC:** Next meeting is September 14, 2021.
- **Trust Fund:** Potential purchases of land, easements, or conservation restrictions using trust funds. No update.

### **New Business**

- None.

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

Meeting adjourned at 7:46PM.