



**Waltham Conservation Commission
December 20, 2018
Meeting Minutes**

Meeting called to order at 7:01 p.m.

Attendees: Chair Philip Moser, Brad Baker, Mike Donovan, Gerard Dufromont, Courtney Semlow, Vice Chair Bill Doyle (arrived at 7:03 p.m.)

Absent: None

Development Prospectus Sign-offs

- **305 Second Avenue**

Atty. Joseph Connors requested a sign-off to redevelop an existing building into a medical marijuana dispensary. There will only be interior renovations made. The property is not within jurisdiction.

(Mr. Doyle arrived at 7:03 p.m.)

Motion made by Mr. Doyle to have Mr. Moser sign the Development Prospectus, approved by Mr. Dufromont. All in favor.
Motion passed.

- **54 Fourth Avenue**

Atty. Kevin Dwyer requested a sign-off on Hyatt House. The current owners are renovating the hotel. There are 51 two-bedroom suites which they would like to put up a moveable wall in each suite to give them the flexibility to convert the suites into single rooms during the week, and switch back to the suites on the weekend. The property is not within jurisdiction.

Motion made by Mr. Doyle to have Mr. Moser sign the Development Prospectus, approved by Mr. Dufromont. All in favor.
Motion passed.

- **94 Russell Street**

Atty. Henry Rappa, Jr. requested a sign-off to change a commercial building into a residential building. The property is not within a jurisdictional area.

Motion made by Mr. Doyle to have Mr. Moser sign the Development Prospectus, approved by Mr. Dufromont. All in favor.
Motion passed.

Public Meeting (Continued from 12-6-2018)

Request for Certificate of Compliance (DEP File # 316-0276)

Applicant: Paul Hopkins

Property Location: 105 Galen Street (formerly 205 Putnam Street)

Atty. Howard Rock represented the Applicant. He met with Julie in the Conservation office and went through the old files and minutes. He also met with Bob Bibbo, since his father had been involved with the cul-de-sac that was constructed and they reviewed plans that they had on file. The Public Works Dept. was able to provide him with an as-built plan for the cul-de-sac. In a report that was found, there was no excavation done for the wetlands replication. Wetlands Specialist, Dr. John Rockwood, walked the site with Mr. Hopkins and said that it was not unusual at that time to not do excavation, but to just do the plantings. Two hundred sixty-seven plants were going to be planted, but instead six hundred were. After some discussion, it was decided that a partial Certificate of Compliance will be issued for 37 Bradford Street, and a violation issued for the other three properties.

Approved 1-10-2019

Motion made by Mr. Doyle to issue a partial Certificate of Compliance, releasing 37 Bradford Street, and issue a violation order requiring the property owners of 36 Bradford Street, 40 Bradford Street and 105 Galen Street to complete the requirements of the original Order of Conditions regarding the wetland replication. Motion seconded by Mr. Baker. All in favor. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # Not yet assigned)

Applicant: Anthony Cardillo, Cardillo Development Corporation

Property Location: 343 River Street

Project Description: Construction of a duplex

Mary Trudeau represented the Applicant. The current property is a single family residence and the owner would like to demolish the existing house and reconstruct it as a duplex. Approximately 1,000 sq. ft. are within the 100' – 200' buffer zone. The retaining wall will be removed and a new one built. The existing driveway will be moved from the east side of the property to the west side. Mr. Baker and Mr. Moser recommended they plant three shade trees to replace the ones that were removed in the front of the property before Mr. Cardillo was told he had to file with the Commission. The Commission would like to see a landscaped plan that defines the line of the 200' buffer, the amount of pervious vs. impervious in that area, and the proposed trees for the lot.

Motion made by Mr. Doyle to continue until the next meeting, seconded by Mr. Dufromont. All in favor. **Motion passed.**

Commission Business

- **Approval of meeting minutes from 12-6-2018:** Motion made by Mr. Donovan to approve the meeting minutes from 12-6-2018, seconded by Mr. Dufromont. Discussion of the motion: Mr. Moser had a clarification of the Enforcement Order being issued to 3 & 11 Waverley Oaks Road, which will be amended in the minutes. All in favor of the motion. **Motion passed.**
- **Potential uses for filing fees in administering the Wetlands Protection Act:** No updates
- **Question from a concerned citizen:** Delayed until the end of January.

Correspondence

- **Keolis Stipulation of Dismissal:** The Commission received a copy of the dismissal of Keolis's lawsuit requiring the Conservation Commission to retract the Enforcement Order.
- **Internship Request:** A Brandeis University student is interested in interning with the Commission. Mr. Doyle recommended he put together the CPC application for the forestry plan. Julie will find out how many hours he is looking for per week and if he is expecting to get paid.
- **DEP Letter re: Wayside Trail:** Mr. Doyle suggested asking Ms. Cagle if it's worth asking if DEP is leaning toward a superseding Order of Conditions or an amendment to the Commission's Order of Conditions.
- **98 Lakeview Terrace:** A complaint was received about a gravel driveway that was built by the property owner of 98 Lakeview Terrace, however it was built on the edge of Hardy Pond and not on their property. A letter will be sent to the property owner asking for more information.

Old Business

Mr. Moser

- No updates

Mr. Doyle

- **Paine Estate Forestry Plan:** Mr. Doyle asked if the Commission has received a response from the Mayor and they have not.

Mr. Baker

- No updates

Mr. Dufromont

- No updates

Mr. Donovan

- **Totten Pond Road project:** Ian MacKenzie from the Engineering Dept. sent the Commission the plan for the Phase 2 work, which was the major replacement of the water line. An as-built plan should be finished soon.

Ms. Semlow

- No updates

Committee Reports

- **CPC:** No updates
- **Trust Fund:** No updates

Site visit reports

- **Mt. Feake Trees:** Mr. Baker noticed in June 2018 that trees were being taken down and stumps grounded out that are within jurisdiction but the Commission was never notified. There are now new trees marked that are within jurisdiction. A letter has been written and was signed by Mr. Moser and Mr. Baker this evening, which will be sent to CPW.

New Business

- MACC Conference: March 2, 2019

Motion made by Mr. Doyle to adjourn, seconded by Mr. Dufromont. All in favor. **Motion passed.**

Meeting adjourned at 8:34 p.m.