



Waltham Conservation Commission
June 25, 2020
Meeting Minutes

Meeting called to order at 7:00 p.m.

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

Development Prospectus

- 1111 Lexington Street: Attorney Shawn Keefe represented the applicant to request the Conservation Commission sign the development prospectus for a Chase Bank with a drive-thru at 1111 Lexington Street. This location is not in jurisdiction.

Motion made to allow the Chair to sign the prospectus by Mr. Doyle, seconded by Mr. Donovan. All in favor. **Motion passed.**

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0684)

Applicant: Dennis Riley

Property Location: 78 Hardy Pond Road

Mr. Bibbo represented the applicant to request a Certificate of Compliance for 78 Hardy Pond Road. This project was a tear down with partial basement and met all the conditions of the proposed job.

In an effort to socially distance, Commission members will make individual site visits to this location.

Motion made by Mr. Dufromont to approve a Certificate of Compliance contingent on a satisfactory site visit, seconded by Mr. Doyle. All in favor. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: Andrew Marchand

Property Location: 17 Elinor Circle

Project Description: Raze single family home and to construct a new single family home.

Mr. Bibbo represented the applicant to request a determination of applicability. The existing house was built in 1957. The applicant would like to tear down the old house and built a new house. Conversation ensued about how close the property is from wetlands.

A site visit has been scheduled for Monday, June 29 at 6:00 pm to discuss whether this filing should be a Request for Determination of Applicability or a Notice of Intent.

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

Public Hearing

Notice of Intent (DEP File # 316-0765)

Applicant: City of Waltham Recreation Department

Property Location: 314 Totten Pond Road

Project Description: Prospect Hill Park improvements, including improvements to the parking and road layout, pedestrian walkways, recreation opportunities, stormwater management and overall landscape design.

Project representatives Peter Hedlund of Hedlund Design Group, Brian Kuchar and Amy Ball of Horsley Witten Group, and Nick Abruzzi, the applicant, joined the meeting to discuss the project. Mr. Hedlund gave a presentation to explain the proposed park project incorporating the changes that were suggested during the last meeting's Informal Discussion.

There were some questions about whether or not the lawn area wetlands or not. An environmental scientist conducted new test bits to determine where there were hydric soils. It was decided to move the pavilion to a different location and remove the proposed lawn underdrain to protect the lawn.

Each Commission member asked questions relevant to the project and project representatives answered their questions.

Mr. Moser opened the hearing to members of the public. A concerned citizen and an abutter asked questions about the project, which were answered by the Commission and project representatives.

Motion made to close public hearing made by Mr. Doyle, seconded by Mr. Donovan. All in favor.

Motion passed.

Motion made by Mr. Doyle to issue a positive Order of Conditions with two Special Order of Conditions, seconded by Mr. Donovan. All in favor. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # TBD)

Applicant: Astra Zeneca Pharmaceuticals LP

Property Location: 35 Gatehouse Drive

Project Description: Construct additional parking along the existing fire access road and an open field.

Jocelyn Gambone and Chris Wagner of VHB, Inc. and Paul Joyce from AstraZeneca represented the applicant. Ms. Gambone, the project's civil engineer, described the scope of the proposed project to add 225 parking spaces along the existing fire access road and an existing road.

Mr. Wagner described the regulations associated with this project site.

Mr. Moser opened the hearing to the public.

Jamie O'Connell from the City of Cambridge Water Department expressed concerns about which regulation applies to this project and that is contingent on the date this road was constructed and degraded.

Betsy Kimball, a concern resident, also reiterated what Ms. O'Connell described.

Mr. Moser asked the applicant to determine when the gravel road was built in order to determine with regulation the Commission needs to follow.

A site visit will be scheduled at a later date, once the date of construction has been determined.

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

Commission Business

- **Approval of meeting minutes from 06-11-2020:** Motion made by Mr. Donovan to approve the minutes from the 06-11-2020 meeting, seconded by Mr. Dufromont. All in favor. **Motion passed.**

Motion made by Mr. Dufromont to adjourn the meeting, seconded by Mr. Baker. All in favor. **Motion passed.**

Meeting adjourned at 9:41 p.m.