



**Waltham Conservation Commission  
October 20, 2016  
Meeting Minutes**

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

**Attendees:** Chairman Bill Doyle, Michael Donovan, Gerard Dufromont, Daniel Keleher

**Absent:** Vice Chairman Philip Moser, Brad Baker, Tali Gill-Austern

**Development Prospectus Sign-offs**

- 1025 - 1075 Main Street (Special Permit)
- 1025 - 1075 Main Street (Zone Change)

Atty. Michael Connors, Connors and Connors, represented the property owners. He stated that this is one property with two prospectus sign-offs. The property owners would like to add a new lobby to change the former Bay Bank layout. They will be adding 4300 sq. ft. of new building (Special Permit). The building encroaches into Residence B land therefore they are looking for a zoning change. They want to change the Floor Area Ratio (FAR) from 1.10 to 1.12.

Motion made by Mr. Dufromont to allow Chairman Doyle to sign the prospectuses, seconded by Mr. Keleher.

**Motion passed.**

**Public Hearing**

**Notice of Intent** (DEP File # 316-0719)

**Applicant:** Peter Bronk

**Property Location:** 45 Knollwood Drive

**Project Description:** Reconstruction of an existing single family home on the existing foundation, and construction of two new additions: one to the front and one to the rear of the home and an open deck to the rear.

Bob Bibbo, Bibbo Brothers, represented the applicant. The existing house is ~1400 sq. ft. and 1,178 sq. ft. of the house is in the second riparian. They plan on putting an addition in the front of the house and one in the back. They are keeping the existing foundation, tearing the studs down to the floor decking, adding the front addition and rear addition, and a deck between the two additions, and two-car garage with a new driveway. They will add impervious area up to 4,480 sq. ft. None of the water will run to the street. It's all self-contained on the property. Currently, it's a one-story house with a slanting roof. They are increasing the impervious area by 760 sq. ft. due to the addition in the front and the back. The project is 130 ft. from the river. The water will be collected and recharged into the ground.

Mr. Donovan asked if many trees are coming down. Mr. Bibbo stated that most likely one tree in the back will be removed. Mr. Doyle opened up questions from the public. Boyd Rourke, son of the abutter to the left, asked if the existing gravel drive impacts the potential percentage. There is approximately an 1100 sq. ft. roof, which is pointing down toward his mother's property. There are no downspouts or sizing of the gutter or downspouts indicated on the plans and he wanted to know how it's going to be addressed so that the water does not run toward his mother's property during a heavy rainstorm. Mr. Bibbo stated that the downspouts have to meet state law. The plans will be reviewed by the city engineer before final approval. Marya Levenson, a neighbor across the street, is concerned that once the addition is complete, it will be only 13 feet from the next door neighbor's property and emphasized that it is important to add trees between the two properties for privacy.

A site visit has been scheduled for Wed., Oct. 26<sup>th</sup> at 8:45 a.m.

Motion made by Mr. Keleher to continue to the next meeting, seconded by Mr. Donovan. **Motion passed.**

Mr. Doyle asked Mr. Bibbo to tag the tree(s) before the site visit that they plan on removing. He also asked for a landscape plan before the next meeting.

A one-minute recess was taken.

Approved 11-3-2016

## Public Hearing

**Notice of Intent** (DEP File # 316-0720)

**Applicant:** 275 Wyman LLC c/o Hobbs Brook Management Company LLC

**Property Location:** 303 Wyman Street

**Project Description:** Replacement of two 6-inch water lines that run between the building and the chiller.

Jim White, H.W. Moore Associates, represented the applicant. He noted that he came before the commission a month ago to discuss emergency repairs to a water main break in front of the Hobbs Brook office park at 303 Wyman Street. They found the pipe to be in very poor condition. They did not proceed with replacing the water lines because the area is within the 100' buffer zone. The excavated area has been covered and staked. The work is in previously disturbed areas. Straw wattles were put in place a month ago. Mr. Dufromont will stop by to inspect.

Mr. Doyle opened up questions from the public. There were none.

Motion made by Mr. Keleher to close the public hearing, seconded by Mr. Dufromont. **Motion passed.**

Motion made by Mr. Keleher to issue a positive Order of Conditions with the commission's standard conditions and no special conditions. Motion seconded by Mr. Donovan. **Motion passed.**

## Commission Business

- Motion made by Mr. Keleher to approve the meeting minutes from 10-6-2016 as amended by Mr. Moser, seconded by Mr. Dufromont. **Motion passed.**
- Discussion of Order of Conditions Revision: Postponed until next meeting.

Mr. Dufromont left the meeting at 7:46 p.m.

## Correspondence

- Brandeis University: Prof. Eric Olsen takes his class out to Paine Estate every semester to study various things. This semester they are surveying trees and vegetation and he asked if they can complete the work. They are not altering anything. They only put up flags to tag a few things. A letter will be sent from the commission asking that Prof. Olsen complete a request form for this project and for any future activities.
- Woerd Avenue Bridge: The commission received a letter stating that there are plans to take down the bridge. Mr. Doyle will draft a letter to them indicating the commission's concerns re: the project.

## Old Business

### Mr. Doyle

- Robert's Rules: Mr. Doyle is looking to obtain copies for the commission members.
- No updates

### Mr. Dufromont

- No updates

### Mr. Keleher

- No updates

## New Business

The Commission has a new member, Mike Donovan. Welcome!

Motion made by Mr. Donovan to adjourn, seconded by Mr. Keleher. **Motion passed.**

Meeting adjourned at 7:57 p.m.