



Waltham Conservation Commission
November 6, 2014
Meeting Minutes

Meeting called to order at 7:00pm

Attendees: Bill Doyle, Gerard Dufromont, Maureen Fowler, Daniel Keleher

Public Hearing

Notice of Intent

Applicant: City of Waltham Engineering Department

Project Location: Beaver Street over Beaver Brook- Map 54

Project Type: Replacement of existing culvert

Steve Casazza was present. Primary focus right now is the gas line and sewer main. They went out with a camera crew to look in the sewer. There is an additional sewer man hole that was left over. They will be having the man hole removed as part of the process. They spoke with the gas company and they are in the process of updating their system. They are installing a pipe on Upton and Shirley Road. When that is done they will shut the gas main off at the culvert.

Gene Crouch from VHB spoke about the wetland issues in the Notice of Intent. They delineated the wetlands. A surveyor came out to locate and flag the wetlands. Mr. Crouch went over the plans and FEMA map. Mr. Crouch went over how they are going to do the project with the plans. The first stage will be an installation of a temporary culvert. Then they will install a diversion pipe and put plates over the road. Ideally they are hoping it will take a week for the contractor to do this. If there was a storm on the way they could put in erosion controls. Mr. Casazza spoke again. They are proposing to store the existing stream bed in the American Legion parking lot. Then it will be brought back and put it place. They will also be restoring the wetland plants but they can't do that in the winter. They will come back in the spring to replicate what was disturbed. Mr. Dufromont mentioned the duck pond in Belmont and maybe diverting some of the water there. Mr. Crouch stated they could speak with DCR. Mr. Keleher asked how adequate the size of the culvert is going to be. Mr. Doyle added does it comply with stream crossing standards. Mr. Crouch stated they are not meeting the stream crossing standards because it is a replacement and not a new culvert. It is the same culvert length. They don't need Army Corp's approval. They just needed to do a Category 1 permit. Mr. Dufromont stated that someone mentioned to him that there might be a small endangered fish in the stream. Mr. Crouch stated there are no endangered species on the map. They are not completely draining the stream. Ms. Fowler asked if they could walk her through how they are going to divert it. Mr. Crouch went through the plans with Ms. Fowler. The labeling was wrong on the plans. They will clarify the plans. Mr. Doyle questioned if they can remove the invasives and anything that will restrict the flow while they are working on the project. Mr. Crouch stated that there isn't too much in the stream. Mr. Doyle stated he would like to see an invasive management plan. Mr. Doyle questioned the locations of the sidewalk and if it could be moved to the other side and suggested they added it to the plans for approval now. Mr. Casazza stated it is always good to look at pedestrian ways. He doesn't want to invest the money if it can't be done. Mr. Doyle suggested to pencil in a side walk on the other side and then they won't have to come back for another filing.

There were no questions from the public.

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

Motion to issue a positive order of conditions with the following special conditions. 1. Invasive management plan 2. Clarified natural stream bed materials and crushed material, 3. Covered materials that are stored on outside covered with erosion controls, 4. Plan for option 1 removed and mark with pipe 1 and pipe 2, 5. Planting plan by June 1, 2015, 6. Heavy bank protection and frequent monitoring. Seconded by Mr. Dufromont. **Motion passed.**

Public Hearing

Notice of Intent DEP#: 316-683 (no comments)

Applicant: Glenn Burdett

Approved 11-20-14

Project Location: 118 Hardy Pond Road- Map 13 Block 17 Lot 13

Project Type: Raze an existing single family home and construct a new single family home.

Mr. Bob Bibbo represented the homeowner. There is an existing bungalow. The proposed new house will be 1888 square feet. Half three quarters will be open and the other half will be basement and garage first floor. It will be 206 above the flood line. Everything will flow towards the pond. There is no mitigation; there will be two drain bits and one catch basin in the driveway. It will catch the entire roof run off.

Mr. Dufromont stated that on the old lot there is an existing shed and on the new plans there will be no shed so you are opening up the land. He noticed there was a dock there and questioned if there will be any work on the frontage of Hardy Pond. Mr. Bibbo stated there will be no activity there. They are going to use straw wattles. The existing dock is in fair condition and he assumes it's going to remain. If they do any work they will need to get a license. Ms. Fowler stated she really doesn't want anything closer to the pond. There is an existing stone wall there. Mr. Keleher stated it seems like they are improving the conditions. Ms. Fowler stated that the regulations state that you are supposed to prove that having this change improves the area. Mr. Bibbo stated there is no mitigation right now and they are mitigating the whole lot. They are further away from the pond. Mr. Keleher asked Mr. Bibbo to go over the drainage. Mr. Bibbo went over the plans. Mr. Doyle stated that he thinks it is an improvement. They are further back and the foot print is less. Mr. Doyle went over the infiltration plan. He suggested moving the pits up to higher ground away from the house because if there is ground water it won't function. The owner stated he wants to beautify the land. He loves the pond.

Mr. Mark Rudnick asked for the commission to pass the plans around.
There were no questions from the audience.

No site visit needed. Applicant will need to set up a preconstruction site visit.

Motion to close the public hearing made by Mr. Keheler, seconded by Mr. Dufromont.

Motion passed.

Motion to use a positive order of conditions made by Mrs. Fowler with the following special conditions 1) Provide a planting plan, 2) Adjustment of the drainage, 3) Calculations showing the volumes in the flood zone 3) Maintenance plan, seconded by Mr. Dufromont.

Motion passed.

Public Hearing

Notice of Intent DEP#: 316-684 (No comments)

Applicant: Dennis Riley

Project Location: 78 Hardy Pond Road- Map 13 Block 8 Lot 7

Project Type: Raze an existing single family home and construct a new single family home.

Mr. Bob Bibbo represented the homeowner. They are proposing to raze an existing single family home and a construct a new single family home. The work will be performed within the 100' buffer. Mitigation will be two pits, a galley, and a catch basin with a sump. There will be a handicap ramp in the front. They are going closer to the pond. Mrs. Fowler questioned if the impervious area is being increased. Mr. Bibbo stated that they are putting all the drainage in and there were no comments from DEP. Mr. Bibbo handed the plans to the audience to look over. Mr. Keleher asked why the house can't be moved back towards the garage. Mr. Bibbo stated that the house has to be handicap accessible. The footprint is to make it all one floor. Mrs. Susan Moores lives next to the property. She questioned if the house is going to be taller to block her view. Mr. Bibbo stated that it meets zoning requirements of the area. Mr. Doyle stated that the commission has no jurisdiction over the height. Mrs. Moores should contact the Building department. Mr. Mark Rudnick stated that most of them live on that side because they have pond front property. This house will be closest to the pond. His understanding that the baseline doesn't go closer to the pond. Mr. Rudnick also stated that he has a copy of the city atlas and that the line that represents where the state property is has disappeared. Mr. Bibbo handed out a map of the property from the deed. Mr. Keleher stated he needs to go out to the property and doesn't want to vote on it tonight. There were no other questions from the audience.

Motion to continue the public hearing until November 20th made by Mr. Keleher, seconded by Mr. Dufromont. **Motion passed.** Site visit scheduled for Friday, November 7th. Mr. Riley gave the commission permission to go on the property without him.

Motion for two minute recess made by Mrs. Fowler, seconded by Mr. Keleher. Motion passed.

Motion to resume commission business made by Mrs. Fowler seconded by Mr. Dufromont. **Motion passed.**

**Public Hearing
Notice of Intent**

Applicant: Leblanc Property Holdings, LLC

Project Location: 42 Felton Street- Map 60 Block 25 Lot 03

Project Type: Construction of a 3 story commercial building on an existing paved and degraded lot.

Mr. Bob Bibbo represented the applicant. The proposed project is to construct a two story building and parking lot on a lot of 22,705 square feet. The scope of the work will be performed within the 2nd riparian. Mitigation will be two catch basins, two grates, 20 galleys and two 4' sumps to control roof and driveway run off. There is an area that is contaminated. They are looking for permission to rip up all the asphalt to remove the contaminates. Mr. Doyle stated that the removal of contaminates are not in the NOI. Mr. Bibbo stated if they found it during construction then they would have to do it anyways and he can email Heidi Davis at DEP to let them know. Mr. Doyle stated he wants it in the NOI. Mr. Doyle questioned if there was an option in the assessment to leave the property and do nothing with the contaminates. They may not be allowed to do certain things when the risk assessment comes back. The NOI needs to say cleanup first pending risk assessment. Mrs. Fowler questioned what is going to be in the bldg. Mr. Leblanc stated there will be a garage drive in for commercial. There will be some storage, condos, and offices. There was a discussion on the grit separators and how they will function. Mr. Doyle went over the drainage and separators on the plan. He suggested to Mr. Bibbo to look over the storm water management policy.

Motion to continue until next meeting made by Mrs. Fowler, seconded by Mr. Keleher. **Motion passed.**
There will be a drive by site visit.

Commission business:

- Motion to approve meeting minutes from 10/23/14 made by Mrs. Fowler, seconded by Mr. Dufromont.
Motion passed.

Old Business:

- Mrs. Fowler- No updates
- Mr. Keleher- No updates
- Mr. Doyle- No updates
- Mr. Dufromont- He is working on the signage. There will be information on the signs for people who are color blind. The City of Waltham symbol will be on them. Once he has the final designs done he will present them to the commission.

There was a discussion about project managers. Each commission member will take on responsibility for the NOI assigned.

Project Managers:

Mr. Doyle: Cedarwood Playground and Fernald School

Mrs. Fowler: 118 Hardy Pond Road and 78 Hardy Pond Road

Mr. Dufromont: Beaver Street Culvert

Mr. Keleher: 42 Felton Street

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

Meeting adjourned at 9:51 pm

Approved 11-20-14