



**Waltham Conservation Commission
November 17, 2016
Meeting Minutes**

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

Attendees: Chairman Bill Doyle, Vice Chairman Philip Moser, Brad Baker, Mike Donovan, Gerard Dufromont, Daniel Keleher

Absent: Tali Gill-Austern

Development Prospectus Sign-off

- Brandeis University: 415 South Street

Atty. Dan Klasnick represented Verizon Wireless. Verizon and Brandeis entered into an agreement to install antennas on the top of the Volen Building on campus. There will be no ground disturbance. The proposed work is outside of the commission's jurisdiction.

Motion made by Mr. Keleher to have Mr. Doyle sign the prospectus, seconded by Mr. Dufromont. **Motion passed.**

Public Hearing (Continued from 11-3-2017)

Notice of Intent (DEP File # 316-0721 Comments: MassDEP is concerned about the proximity of the pool to the wetland. An alternative would be moving the pool to where the patio is or down-sizing the pool to move it away from the wetland. Drainage from the pool would not be allowed into the conservation area.)

Applicant: Keith Manning

Property Location: 20 Lauricella Lane

Project Description: Construction of an in-ground pool, permeable paver patio, landscaping and grading within an existing cleared lawn area.

Applicant requested a continuance until the December 1st meeting.

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

Public Meeting

Request for Determination of Applicability

Applicant: Robert and Dovile Murray

Property Location: 67 Knollwood Drive

Project Description: A portion of the home is to be demolished to provide a side yard set back in conformity with the zoning requirements.

Atty. Laura Cannon represented the applicants. They are seeking a negative Determination of Applicability to remove a small portion of the existing house. The property is listed as Lot 20 on a plan recorded in July 1940. The plan shows that the existing house on Lot 20 is 3.3 feet from the lot line. Under the City of Waltham's zoning requirements, a side yard for a lot created in 1940 must be at least 5 feet from the lot line. In working with the City's Building Department, they have come up with a plan to remove a small triangular portion of the house and bring it back the 5 feet. This reduction will allow for lawn impervious surface so that the water can be held in the soil. The area being removed is ~140 feet away from the riverfront. There will be minimal disturbance to the ground.

Mr. Moser asked if they have estimated the dimension of how deep the foundation is and how much will be removed.

Atty. Cannon replied that it needs to go below grade about 6 inches to a foot and a new foundation wall will be built inside the property. Mr. Keleher asked if the 5-foot setback is measured from the wall or the roof line. Atty. Cannon replied that it is from the wooden wall in the foundation.

Mr. Doyle asked about the driveway that extends off the property in the back. He asked if it is a paved driveway and if

they will be removing it. Atty. Cannon noted that there are no plans to change it. She confirmed that it will continue to encroach on the neighboring property. Mr. Doyle asked if the next-door lot is intended to become a buildable lot. Atty. Cannon replied that it has the potential, but no final decision has been made about it. The applicants own both properties.

Motion made by Mr. Keleher to issue a negative Determination of Applicability with the condition that if there will be substantial earth disturbance, erosion controls will be put in place. Motion seconded by Mr. Moser. **Motion passed.**

Informal Discussion

- Completion of Railroad Trestle Bridge removal

Mary Trudeau shared pictures with the commission of the removal of the bridge and the plantings in the area. She explained the erosion controls that were put in place. Both sides of the bridge were planted with woody vegetation. Ms. Trudeau has had no response from Dan Driscoll re: what he would like her to plant to finish off the DCR portions. She would like to request a partial Certificate of Compliance acknowledging that they did remove the bridge and that work has been satisfactorily completed. The commission's Order of Conditions states that the plants that were planted must survive for a minimum of three years, therefore that portion of the order needs to remain open. She would also like guidance from DCR so they can complete the planting on their property, but she has received no response to her e-mails and phone calls to Dan Driscoll. Mr. Baker acknowledged that planting this fall is preferable to any other time of the year. Mr. Moser suggested Ms. Trudeau sketch out a planting plan to present to Mr. Driscoll and ask for a response by the end of the month. Mr. Doyle agreed with Mr. Moser and stated that Ms. Trudeau should present a planting plan to Mr. Driscoll and mention that she will plan on using it unless he wants to make changes and notifies her of such by Nov. 30th.

Public Hearing

Notice of Intent (DEP File # 316-0722)

Applicant: Michael Centauro

Property Location: 12-16 Rumford Avenue

Project Description: Restoration and improvement of an existing multi-family home within 100 feet of a Bordering Vegetated Wetland associated with Cram's Cove.

Michael Joyce, Joyce Consulting Group, civil engineer for the project represented the applicant. Currently, this is a 7,000 sq. ft. residential lot. The building had a fire in it this past spring which gutted the entire interior. It was a two-story, three-family home with a full basement. There were two units on the first floor and one on the second. They want to reconstruct the interior of the existing building: one unit in the basement, one on the first floor, and one on the second floor. In the parking lot, there is a catch basin that outlets through the retaining wall to Cram's Cove.

Mr. Moser asked about the stormwater system that is recharging to the ground. Mr. Joyce replied that it is an improvement to the site.

Mr. Dufromont asked if the units will be built on the same foundation. Mr. Joyce stated that the framing is still there and the interior is gutted. He believes they would be using the same shell. They will be adding a deck in the back and the existing concrete patio underneath will remain.

They are putting a silt fence in the back to prevent debris from going into the water.

Mr. Dufromont asked what the driveway is composed of. Mr. Joyce stated that it is asphalt and it's in good condition. They will excavate the infiltration area, the backfill and patch above.

Mr. Baker asked about digging out soil for the Egress window wells. Mr. Joyce replied that they will be excavating for the window wells and the basement unit's stairway.

Mr. Donovan asked if the Building Department is requiring them to go down 4 feet across foundations for the two-story porch. Mr. Joyce is unsure what the requirement will be.

A site visit has been scheduled for 8:40 a.m. on Wed., Nov. 30th.

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

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

Commission Business

- Motion made by Mr. Moser to approve the meeting minutes from 11-3-2016, seconded by Mr. Baker. **Motion passed.**
- Public Storage Discussion: Mr. Baker will meet with the contractor on Mon., Nov. 21st at 3:00 p.m. They will install erosion controls as per the commission's Order of Conditions.

Motion made by Mr. Moser to take agenda items out of order, seconded by Mr. Dufromont. **Motion passed.**

Old Business

Mr. Doyle

- No updates

Mr. Baker

- Paine Estate planting: No planting will happen in the foreseeable future.
- Paine Estate trees: Mr. Baker is waiting for the city's forester to be approved to look at the trees. This includes the hemlock trees. The next best time to spray the trees is in the spring.
- Signage: Mr. Baker acknowledged Ann Clifford's effort for putting up laminated directional signs for today's Wisteria Pruning.
- Meadowsclaping: There will be no meadowsclaping in the foreseeable future.

Mr. Keleher asked that Mr. Baker's "Signage" item be changed to "Tree Signage".

Mr. Dufromont

- Piety Corner Project: Mr. Dufromont will do a drive-by to check on the status. Mr. Baker asked about the three trees that were planted. Two have died and he wanted to know if they will be replanted before the city requests a Certificate of Compliance. Mr. Dufromont stated that the members of Piety Corner Club requested the trees and they should be contacting CPW for replacements. Mr. Dufromont will also send an e-mail to CPW's director, Mike Chiasson, re: replanting the trees.
- Signage: Signs have been put up at the house at Paine Estate and on the road.
- Trail and Stonehurst Interpretive brochure: Mr. Dufromont is working with Ann Clifford to see how many signs are needed to mark the trails.

Mr. Keleher

- No updates

Mr. Moser

- No updates

Mr. Donovan

- No updates

Committee Reports

- **CPC:** Mr. Dufromont gave an update from the last CPC meeting. The French-American Club's request was approved to receive \$95,000 of the requested \$113,000 to put in fire sprinklers, a handicap ramp, and a new kitchen hood. Mr. Dufromont and another member voted against the request, but five other CPC members approved the request. He feels that the City of Waltham should not be using taxpayers' money for private clubs. The request will need to also be approved by City Council, the Committee of the Whole, and the Legal Department. Mr. Dufromont noted that CPC will be voting on the Charles River Museum. They are seeking \$323,000 to correct the front entrance to put in a handicap ramp and to open up space for exhibits.
- **Trust Fund:** No updates.

Site visit reports

- **Cooper Street project:** Mr. Dufromont and Mr. Baker walked the property and checked on the erosion controls. In some areas, the contractor has doubled-up on them to ensure they are reinforced and they are staying away from the river as much as possible.
- **Smith Street project:** Mr. Dufromont and Mr. Baker visited the property. There are a lot of areas where they also asked them to reinforce the erosion controls for the winter. They told the contractor that he could place straw wattles up against the straw bales that are already there. They are going to spray the area with hydroseed within the next few days due to some erosion. Mr. Moser asked that the full commission be notified before cutting of any trees along the riverbank.

- **511 Lexington Street:** Mr. Moser and Mr. Keleher stopped by the property due to a complaint received that the owner had dumped construction materials in the back near the Chester Brook. They did not see any signs of dumping. Julie will notify the person who complained that the area was checked out.

The commission returned to Commission Business.

Commission Business

- Order of Conditions Revision: The commission discussed revisions to 4 out of the 5-page document.

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

Meeting adjourned at 8:47 p.m.