



**Waltham Conservation Commission
November 3, 2016
Meeting Minutes**

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

Attendees: Chairman Bill Doyle, Brad Baker, Mike Donovan, Gerard Dufromont, Tali Gill-Austern, Vice Chairman Philip Moser

Absent: Daniel Keleher

Development Prospectus Sign-off

- 17 Prospect Street, 17-NX Prospect Street and 105-111 Russell Street

Robin Insuik, Paul Finger Associates, stated that they are requesting a zone change. Their client would like to build a 50-room boutique hotel on the three lots. They would like the Business B zone extended down to these three lots. The lots are not within ConCom's jurisdiction.

Motion made by Mr. Moser to have Mr. Doyle sign the prospectus, seconded by Mr. Gill-Austern. **Motion passed.**

Public Hearing (Continued from 10-20-2016)

Notice of Intent (DEP File # 316-0719 Comments: The NOI form states that there will be 4,488 square feet of RFA altered of a total of 5,687 sq. ft. RFA on the site. However, as there is an existing structure on the site and 2 new additions are being proposed, it does not seem likely that the proposed project is altering approximately 80% of the RFA. The RFA alteration amounts should be adjusted to reflect new alteration in the RFA.)

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. Mr. Doyle noted there was a site visit last Wednesday. Mr. Bibbo stated that there are no trees being removed in the area, but they will trim a couple of limbs. He addressed DEP's comment and stated that DEP asked that they subtract the square footage of the house to calculate the area that is being altered. Once they did that, they are down to 3,000 sq. ft. of the 5,000 sq. ft. allowed to be altered in the riverfront. On the left-hand side of the property, they plan to plant five arborvitae. In the back left-hand corner they are proposing some native species, and they will plant grass seed in the areas that are disturbed. In the rear of the property they are proposing some rhododendrons. Mr. Baker asked if the native plants will include any trees. Mr. Bibbo replied that no, there will be only low-ground shrubs.

Mr. Doyle opened up questions from the public. A few abutters appeared and wanted it noted that they approve of the project.

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

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

Public Meeting

Request for Determination of Applicability

Applicant: Robert and Dovile Murray

Property Location: 67 Knollwood Drive

Project Description: Installation of sewer service.

Bob Murray represented himself. He stated that he is asking for approval to connect to the city's sewer system which is replacing a septic system in the outer-riparian of the riverfront. Mr. Gill-Austern asked if they are capping the septic system. Mr. Murray stated that they will empty out the septic tank, then fill it in.

Mr. Doyle noted that it is important for the commission to understand where the septic system is. They would like an updated plan showing where the current septic system is located. Mr. Doyle feels the project is an improvement: there will be a decrease in phosphorus.

Motion made by Mr. Gill-Austern to issue a negative Determination of Applicability with the conditions that an updated plan showing the septic system be submitted to ConCom and that erosion controls are put in place before work begins.

Motion seconded by Mr. Moser. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # not yet assigned)

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.

Keith Manning represented himself. His engineer, Scott Henderson, came before the commission for an informal discussion a month ago. They are trying to utilize their backyard to level the area and put in a pool and patio. It will be a two-phase project. Phase one will be to level out a sloped side yard and put up a fence. The second phase would be to level out the backyard, put retaining walls in and make sure all of the drainage is accounted for so it doesn't interfere with the wetlands.

Mr. Dufromont noted that the back area was referred to as woods, but it's wetlands. He noted that the lot was designed to allow for runoff to the wetlands. He wanted to know what the plan is to continue this.

Mr. Manning stated that Mr. Henderson spoke with Rachel Freed and Gary Bogue at DEP and they are fine with the project as long as it doesn't come within 5 feet of the wetlands.

Mr. Gill-Austern asked what happens with the pool if there is a big rainstorm. The grading concerns him since it's so close to the wetlands. The retaining wall would need to be very large and heavy to last a long time.

Mr. Moser stated that if they are building a big retaining wall at the edge of a steep hill, the footing needs to be in the ground enough so it doesn't get pushed off the edge. He asked if any of the regrading is located in a flood zone. Mr. Manning replied that he wasn't sure but will ask Mr. Henderson.

Mr. Gill-Austern asked that if the property is in a flood zone and significant standing water exists, will the footings need to go even further down. Mr. Doyle stated that there are constructability concerns.

Mr. Doyle opened up questions from the public. Mr. Bibbo noted that he worked on the project prior to the house being built. He stated that there is an open superseding Order of Conditions that prohibits disturbance near the wetlands. Mr. Manning noted that he and Mr. Henderson have contacted Gary Bogue and Rachel Freed at DEP and they are fine with the project if it doesn't encroach within 5 ft. of the wetlands. Mr. Doyle stated that the open order needs to be closed out before they can move forward with this project.

Mr. Bibbo stated that the current grading was approved years ago. There is an EcoTech report that DEP has.

Mr. Doyle would like a copy of the EcoTech plan with the replication and the conservation restrictions at the site visit.

The applicant needs to also make sure the superseding order has been closed out.

A site visit is scheduled for Thursday, Nov. 10th at 9:00 a.m.

Motion made by Mr. Gill-Austern to continue to the next public meeting, seconded by Mr. Dufromont. **Motion passed.**

Commission Business

- Motion made by Mr. Gill-Austern to approve the meeting minutes from 10-20-2016, seconded by Mr. Dufromont. **Motion passed.**
- Discussion of Order of Conditions Revision: Mr. Gill-Austern asked Julie to print out copies of the proposed revised Order of Conditions for the commission members, and to block out a 30-minute session at the next meeting to discuss. An hour-long session will be blocked out at the following meeting.

Old Business

Mr. Doyle

- No updates

Mr. Baker

- Paine Estate: Wisteria pruning at Paine Estate is scheduled for Nov. 17th from 12:00 – 4:00. Mr. Baker asked if Conservation funds can be used to purchase snacks, drinks, and pruning supplies. Julie will inquire about it. Mr. Doyle would like a request form completed and put on file. Julie will make 4 – 5 laminated signs to put around the site stating “Invasives Clearing by the Waltham Conservation Commission and Volunteers” with the commission’s phone number and e-mail address.

Mr. Dufromont

- No updates

Mr. Gill-Austern

- Order of Conditions revision: Mr. Gill-Austern asked if he can ask former ConCom member Maureen Fowler to review the Order of Conditions for comments. Mr. Doyle stated that they can hire her as an outside consultant.

Mr. Moser

- No updates

Mr. Donovan

- No updates

Site visit reports

- 303 Wyman Street: Mr. Dufromont stopped by and noted that the pipe replacement project has been completed and everything looks good.
- Cooper Street: Mr. Dufromont noted that things are moving along nicely with that project.
- Smith Street: Mr. Dufromont and Mr. Baker will be meeting with Paul Finger and Cambridge Water Department at the site in the near future.
- 511 Lexington St.: A site visit has been set up for Nov. 10th at 8:30 a.m.

Motion made by Mr. Gill-Austern, seconded by Mr. Dufromont. **Motion passed.**

Meeting adjourned at 8:05 p.m.