



**Waltham Conservation Commission
December 15, 2016
Meeting Minutes**

Meeting called to order at 7:02 p.m.

Attendees: Vice Chairman Philip Moser, Tali Gill-Austern, Daniel Keleher, Chairman Bill Doyle (arrived at 7:20 p.m.)

Absent: Brad Baker, Mike Donovan, Gerard Dufromont

Motion made by Mr. Moser to take items out of order on the agenda and skip to Commission Business until there is a quorum. Motion seconded by Mr. Gill-Austern. **Motion passed.**

Commission Business

- Motion made by Mr. Gill-Austern to approve the meeting minutes from 12-1-2016, seconded by Mr. Keleher. **Motion passed.**
- **Review of Project Closeouts:** Mr. Moser noted that the intent of this agenda item is to remind the project managers from the commission to check on projects that have been completed so that the open Order of Conditions is closed out.

Correspondence

- **49-53 Linden Street:** Notification was received re: a proposed BJ's Gas Station at this site.
- **221-257 Crescent Street:** Notification was received re: of the planned recording of a Notice of Activity and Use Limitation at this property.

Old Business

Mr. Doyle

- No updates

Mr. Gill-Austern

- **Order of Conditions revision:** Changes will be made by Mr. Moser by the next meeting from the working copy the Mr. Keleher uploaded to Dropbox. The commission will vote on the revisions at the next meeting.

Mr. Keleher

- No updates

Mr. Moser

- **Bishops Forest:** Mr. Moser will obtain the Order of Conditions from the Registry of Deeds' online database and will provide an update at the next meeting.

Committee Reports

- **CPC:** No updates
- **Trust Fund:** No updates

Site visit reports: None

New Business: None

Approved 1-5-2017

Informal Discussion

- **Paine Estate Wisteria Presentation, Olson et al.** Professor Eric Olson, Brandeis University stated that Wisteria was planted as an ornamental vine several decades ago on Paine Estate and has begun to grow aggressively and should now be considered an invasive species. The Paines built a house for their daughter on the property. In 1975, a fire burned down the house and by 1977 the debris was cleared and an asphalt parking lot was constructed with a meadow. Currently, there are traces of the asphalt, but the site hasn't gone back to forest on its own because the asphalt has been present there discouraging natural succession. Instead, the Wisteria has taken over and is climbing up the white pine trees in the area. The vines become massive and are killing off the trees. Professor Olson feels the best way to get rid of the Wisteria is by using a low-dose herbicide with a 2% solution. Mr. Doyle summarized the presentation and what they want to accomplish: 1) what program can be used to get rid of the asphalt to create a situation where the native species can grow; 2) how do we take away the advantage to the Wisteria and give the advantage back to the native species? There is money available to take on the project. Phase I would be to mechanically and chemically remove the Wisteria; Phase II would be to remove the asphalt; Phase III would be to plant native species.

Mr. Keleher recommended that the discussion be continued at the end of the meeting.

Development Prospectus Sign-off

- 746 (750) South Street

Robin Insuik, Paul Finger Associates, stated that this is the old radio station behind the Watermill Center. The owners want to tear it down and build a small office building (25,000 sq. ft.) It is jurisdictional. The property is on the riverfront and they will be filing an NOI within the next month.

Motion made by Mr. Keleher to have acting chairman, Mr. Moser, sign off on the prospectus, seconded by Mr. Doyle.

Motion passed.

Public Hearing (Continued from 12-1-2016)

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.

The applicant has requested a continuance to the next meeting.

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

Public Meeting

Request for Certificate of Compliance: DEP File # 316-0692

Applicant: Tracer Lane Trust II

Property Location: 170 Tracer Lane

Nick Skoly, VHB, stated that all three Certificate of Compliance requests this evening are for different phases of one project. Phase I was to reskin the building, Phase II was for the site work, and Phase III was to do the walkway at 1601 Trapelo Road. There were two minor changes to the original plan. The first was in relation to the existing sedimentation tank: A water quality unit was supposed to go in place of the existing drain manhole. However, the drain manhole is part of the sedimentation tank. The water quality unit had to be shifted downstream of the sedimentation tank. The second change was working with Eversource. They had to shift the transformer to the other side of the island. They lost one tree due to the change, but it was under the wire in Eversource's easement.

Motion made by Mr. Doyle to take all of the Certificate of Compliance requests as one presentation and the commission will vote on them individually. Motion seconded by Mr. Keleher. **Motion passed.**

Public Meeting**Request for Certificate of Compliance:** DEP File # 316-0698**Applicant:** Tracer Lane Trust II**Property Location:** 170 Tracer Lane**Public Meeting****Request for Certificate of Compliance:** DEP File # 316-0704**Applicant:** BP Reservoir Place LLC**Property Location:** 1601 Trapelo Road

Mr. Doyle asked if the building is occupied yet. Mr. Skoly replied that it is not. Mr. Doyle asked about the lights. Giuliana DiMambro, Boston Properties, noted that Cambridge Water Department raised concerns about lights on the side of the building affecting wildlife habitat in the area. They had a few site visits to monitor the affects and there did not appear to have any impact on the wildlife. The majority of the light is cast on the side closest to the highway. To be cautious, they are turning off the lights at midnight and turning them back on at 5:00 a.m. In addition, they added viburnum bushes to provide additional buffer from the lights. Mr. Skoly stated that in their research, there is nothing in the Wetlands Protection Act nor in the Waltham Zoning regulations referring to light pollution. Mr. Doyle noted that LEDs are being used which put off lower emissions. Until there is a WPA or Zoning Board regulation, the commission can't determine whether it does or doesn't affect the species that is out there.

Mr. Moser recused himself due to a potential conflict of interest due to a co-worker working on one of the above projects.

A site visit is scheduled for Monday, Dec. 19th at 2:00 p.m.

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

Informal Discussion

- Decorum

Motion made by Mr. Keleher to adjourn the meeting, seconded by Mr. Gill-Austern. Discussion of the motion: Mr. Doyle stated that since an Informal Discussion is listed on the agenda, they can table it before they adjourn, or the discussion needs to take place on camera. All in favor to adjourn the meeting: 1 Aye (Mr. Keleher), 2 Nays (Mr. Doyle and Mr. Gill-Austern). **Motion failed.**

Motion made by Mr. Keleher to table the Informal Discussion on Decorum. Seconded by Mr. Doyle. **Motion passed.**

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

Meeting adjourned at 8:00 p.m.