



**Waltham Conservation Commission  
February 2, 2017  
Meeting Minutes**

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

**Attendees:** Chairman Bill Doyle, Vice Chairman Philip Moser, Brad Baker, Mike Donovan and Gerard Dufromont

**Absent:** Tali Gill-Austern

**Public Meeting** (Continued from 1-19-2017)

**Request for Certificate of Compliance:** DEP File # 316-0689

**Applicant:** Robert Farrington/Windsor Village at Waltham Co.

**Property Location:** 976 Lexington Street

Motion made by Mr. Moser to continue to the next meeting, seconded by Mr. Baker. **Motion passed.**

**Public Meeting**

**Request for Determination of Applicability**

**Applicant:** Nicholas McGrath

**Property Location:** 32 Rose Hill Way

**Project Description:** Installation of detached garage in rear of property and extension of driveway.

Nicholas McGrath represented himself. He stated that his street is very narrow and it's difficult to park on the street. He is trying to enhance the driveway and install a garage in the back of the property. The garage would be built in the flood zone. Mr. Moser noted that Mr. McGrath is not allowed to take up any volume within the flood zone or he would have to provide compensatory flood storage. He mentioned that some applicants build on stilts to allow the flood water to go underneath it. Other applicants will calculate how much volume of the building is within the flood zone and excavate some of the land and remove it from the site so there's room for the water to go in a severe flood event. Mr. Doyle stated that since the proposed work is within the flood zone, Mr. McGrath needs to return to the commission with calculations made by an engineer and a Notice of Intent filed. A survey needs to be done as well and the flood zone line indicated on it. If Mr. McGrath decides to complete the work outside of the flood zone, he will not need to return to the commission.

Motion made by Mr. Moser to issue a positive Determination of Applicability, seconded by Mr. Baker. **Motion passed.**

**Public Meeting**

**Request for Extension of Order of Conditions** (DEP File # 316-0676)

**Applicant:** Boston Properties

**Property Location:** 180 Third Avenue

Giuliana DiMambro, Boston Properties, stated that they are requesting a three-year extension of the Order of Conditions. They haven't begun construction yet but they are actively pursuing tenants, therefore they are unable to build on specs.

Motion made by Mr. Dufromont to grant the extension of the Order of Conditions to March 2020, seconded by Mr. Baker. **Motion passed.**

Approved 2-16-2017

## **Public Hearing**

**Notice of Intent** (DEP File # 316-0723)

**Applicant:** Colbea Enterprises, LLC c/o Ayoub Engineering, Inc.

**Property Location:** 225 Waverley Oaks Road

**Project Description:** Demolition of existing gas station and construction of a new convenience shop, pump islands, canopy and stormwater structures.

Ed Avizinis, professional wetlands scientist and certified soils specialist, from National Resource Services, represented the applicant. The proposed project is a renovation of the current Shell station and convenience store. They would like to add a diesel pump (currently there isn't one) and construct a larger market. There will be a net reduction in impervious surface on the site. The stormwater will be treated appropriately and the deep chamber systems will promote infiltration which doesn't currently exist on site. Mr. Moser asked if the existing underground gasoline tank will remain. Mr. Avizinis stated that it will. It is a double-lined, non-corrosive tank.

Pamela Abreau, engineer with Ayoub Engineering, noted that currently there are no stormwater structures or treatment on site. There is an existing catch basin where all of the runoff is collected and piped into another catch basin on the other side of Waverley Oaks Road. What they are proposing is collecting water from the building roof and canopy roof and piping it into chamber systems to then be treated in an isolator row which is a chamber wrapped in fabric to collect sediment. Mr. Donovan asked if the proposed plan will keep all of the water on site. Ms. Abreau confirmed that all of the site's runoff will be collected and treated. None of the project is located in a flood zone. Mr. Donovan asked about the partial basement. He noted that it appears to be 4 – 5 ft. below the chambers for the groundwater. He wanted to know if it is posing any kind of issue with water in the basement once the chambers fill up. Ms. Abreau stated it wasn't discussed, but did note that she believes the chambers must be located a minimum of 25 feet from the basement per stormwater standards, which the proposed basement will be. Mr. Donovan suggested that they take out the curbing at the island on the southeast corner and wrap it around. He feels the erosion controls should be extended in the area.

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

Mr. Dufromont asked if they are adding more sq. footage to the building. Mr. Avizinis stated that the current building is 2,626 sq. ft. and the new building will be 3,600 sq. ft.

Mr. Doyle commented that he likes the project, but he would like to see all of the roof runoff go to one drainage system and all of the ground plain into another system. He would like to see them change the grading on the southeast corner of the property, and provide an added level of oil removal. Mr. Baker would like them to pump out the rainwater to water their landscape to keep the tank empty.

Mr. Donovan asked what they do with the runoff from the carwash. Ms. Abreau stated that it is being collected in a trench in the front of the carwash and it connects into the onsite catch basin and is piped into the wetland. A carwash is not proposed in the new plan.

A site visit has been scheduled for Wed., Feb. 8<sup>th</sup> at 10:00 a.m.

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

## **Commission Business**

- **Approval of meeting minutes:**

Motion made by Mr. Moser to approve the meeting minutes from 1-5-2017, seconded by Mr. Dufromont.

**Motion passed.**

Motion made by Mr. Moser to approve the meeting minutes from 1-19-2017, seconded by Mr. Dufromont.

**Motion passed.**

- **Order of Conditions Revision:** Tabled until the 2-16-2017 meeting

- **Review of Project Closeouts:** Commission will look through the spreadsheet and choose which projects they would like to become project managers for.

## **Old Business**

### **Mr. Doyle**

- No updates

### **Mr. Baker**

- No updates

### **Mr. Dufromont**

- **Piety Corner Project:** Mr. Dufromont has discussed this project with Mike Chiasson, CPW.
- **Trail and Stonehurst Interpretive brochure:** Mr. Dufromont has spoken with the mayor and she is going to get a count for the number of signs that are needed at Paine Estate.

### **Mr. Moser**

- No updates

### **Mr. Donovan**

## **Committee Reports**

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

## **Site visit reports**

- **Windsor Village:** Mr. Moser and Mr. Baker attended the site visit on Jan. 30<sup>th</sup>. Several of the catch basins on the property are full of debris leading up to the outlet pipe. At the lower corner of the site near the main entrance, there is an area where they had removed the pavement due to this project but the erosion controls are in disarray. It is only 10 feet away from the brook and bark mulch is washing off the site into the brook. One of the curbs along the pond that keeps all of the sand and debris from going down the bank and into the pond has disintegrated. Mr. Baker noted that Windsor Village wants to replace some of the shrubs that died along the edge of the brook. He asked if planting the trees back three feet behind the silt fence where cars can't hit them is a possibility, and he wanted to know if they can be planted that close to the brook. Mr. Moser stated that they can be planted in the grassy area.

## **New Business**

- **372 River Street:** Mr. Donovan asked about an e-mail that came through this evening from the Building Inspector. Add to correspondence for next meeting. The property owner will be sent a letter re: a potential violation and the commission would like to take a look.
- **Phosphorus Calculations:** Mr. Dufromont asked if there can be a Conservation agent assigned to oversee phosphorus testing and calculating due to the new ordinance. Mr. Doyle would like it added to the commission's standard filing procedure to include phosphorus removal calculations by the applicant.

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

Meeting adjourned at 8:15 p.m.