



**Waltham Conservation Commission
March 16, 2017
Meeting Minutes**

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

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

Absent: Tali Gill-Austern

Development Prospectus Sign-offs

- **64 Pine Street:** Atty. Bret Francis stated that the proposed plan is to develop a used car lot. The project is not within the commission's jurisdiction.
- **185 Willow Street:** Atty. Bret Francis represented the petitioner who is seeking a special permit. The goal is to take down the current vacant three-unit residential building and develop a nine-unit residential condominium. The project is not within the commission's jurisdiction.

Motion made by Mr. Dufromont to sign off on both prospectuses, seconded by Mr. Moser. **Motion passed.**

Informal Discussion

- **Stonehurst Maps: Waltham Land Trust**

Sonja Wadman, Waltham Land Trust, stated that they have received permission from Bentley University to build the next leg of the Western Greenway trail and they want to help people find their way. They are proposing to install an acrylic brochure holder. Belmont Savings Bank gave the Land Trust a \$2,000 grant which is covering the costs for the updated trail guides and locator maps. Ms. Wadman stated that the Historical Commission noted that the Belmont Savings Bank logo might not be allowed to be used and she is suggesting they remove the Belmont logo and indicate on the bottom of the brochures, "This map is provided free thanks to a grant from the Belmont Savings Bank foundation made to the Waltham Land Trust". She will ask the Law Dept. if this is acceptable or not. The City's Traffic Dept. will install the u bar signs in the parking lot off of Trapelo Road and at the trail's entrance from Jack's Way. She will ask her volunteers to install the signs on the trails off Meeting House Way. The Land Trust will use existing wooden posts for attaching the brochure holders. Mr. Dufromont stated that the current signage had problems getting approved by the mayor, who likes it noted that the Paine Estate property is city-owned and has the city's logo on it. Ms. Wadman stated that they do intend to have it added. Mr. Moser noted that he is on the Board of Directors for the Waltham Land Trust and he will abstain from any formal voting. Mr. Donovan asked if the existing signs are under the Land Trust's jurisdiction. Ms. Wadman replied that they are not. She believes Ann Clifford may have had them made in the past. Mr. Donovan asked if they have people entering the area by Beaver St. Ms. Wadman stated that they do and it's mostly mountain bikers. She said that when they build the trail near Bentley this summer, they will have more people entering there. Mr. Dufromont commented that he thought that mountain bikers aren't allowed on the trails. Mr. Moser stated that it's indicated on the current brochures that mountain biking is allowed on one gravel trail. Mr. Doyle would like to see wooden posts installed rather than metal. Mr. Donovan suggested they add the information on the back of the brochure stating which trail bikes are allowed on. Mr. Doyle asked what the signs are made out of. Ms. Wadman replied that they are made of aluminum (18" x 24"). Mr. Doyle would like the final sign design be approved by the various city departments with a letter approved by the Law Dept.

Motion made by Mr. Dufromont for the Waltham Land Trust to create and install signs on wooden poles pending the sign graphics at the two locations identified, and to install the trail map brochure holders. Motion seconded by Mr. Baker. Mr. Moser abstained from voting. **Motion passed.**

Public Meeting (Continued from 3-2-2017)
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. Dufromont. **Motion passed.**

Public Hearing (Continued from 3-2-2017)
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, noted that there was a site visit in early February. There were comments from the commission re: the stormwater. Rich DeFusco, landscape architect, noted that there were substantial changes made at the request of the commission. One change was to take the design of the systems and split them so that the pavement goes to one system and rooftops to the second system. Another request was to capture the water from the far left corner in a catch basin. Another request was to extend the erosion control line up and around the corner to the driveway on Beaver Street. Mr. Dufromont asked about the bottom left corner. He stated that they talked about capturing the water before it went onto the street due to a big slope, and changing things so that the drainage will be captured more on the lot. Mr. DeFusco stated that they made a change to catch the water in the contours and direct it to the nearby catch basin. A little bit of the water will still go into the street, however the water is not from a high-pollutant area. The water in that area will all be captured and treated. Mr. Dufromont asked where the snow storage will be. Mr. DeFusco stated that the snow will be put in the corners of the property and will be removed offsite in cases of excessive snow. Mr. Moser noted that Mr. Doyle was looking for a little more in the bottom left corner, either by installing a trench drain that would capture the entire driveway or if they could lower that corner of the site. Mr. DeFusco stated that due to safety issues and for differential of the two ends of the canopy, it's difficult to have too much of a grade change. Mr. Baker noted that if there is a huge pile of snow in the lower left corner, the snow will make its way to the street. Mr. DeFusco replied that they could do a little of a swale back to the catch basin to prevent it. Mr. Donovan asked if the north end of the fueling island is about 3 feet lower than the south end, and approximately a 5-foot gradient difference across the site. Mr. DeFusco confirmed that it is. Mr. Donovan asked if the catch basin which is just within the 100' buffer is moved east 5 – 6 feet and dropped 3 inches, would that have any affect at all on keeping the water to stay on the site. Mr. DeFusco thinks they can do that. Mr. Donovan confirmed that all of the water on the roof of the building will go into the tanks that are east of the fueling island. Mr. DeFusco noted that they are subservice chambers, then the water will infiltrate into the ground. Mr. Dufromont stated that this is a 100% improvement, but he asked if the phosphate percentage has been addressed. Mr. DeFusco replied that the site is not a generator of phosphate, therefore it's not going to be soluble in the stormwater. It may be bound to the sediment that may come in on tires, so they do have stormceptors which will remove those suspended sediments and they can be cleaned out. Mr. Doyle noted that they will need to provide pre- and post-phosphate removal calculations. He asked for the location of the underground tanks in proximity to the infiltration system and the underground storage tanks so that the tanks have the appropriate offset from the infiltration area. The lower left-hand side catch basin goes to the isolator row but it doesn't go to the oil trap separator. Mr. Doyle asked if the underground infiltration system that is accepting the groundwater would be better positioned on the other side. He noted that the commission members are concerned that all of the runoff will not be captured.

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

Mr. Doyle noted that the Conservation Commission would like to see their final plan with recommended changes approved by the city's Engineering Department before closing the Public Hearing.

Motion made by Mr. Dufromont to continue until the April 6th meeting, seconded by Mr. Donovan. **Motion passed.**

Public Hearing (Continued from 3-2-2017)

Notice of Intent (DEP File # 316-0724 Comments: 1) It would be helpful to review an existing conditions plan at the same scale as the proposed conditions plan. 2) A designated snow storage area should be marked on plans. 3) The area of the proposed subsurface infiltration area should be protected from compaction during construction. Construction equipment should not drive over or be parked on this area. 4) Black spruce (*Picea mariana*) is one of the proposed tree species. As this species grows primarily in bogs and swampy peatlands and is a facw- species, it may not be appropriate for this site. 5) Proposed shrubs include upright mugo pine, sneezy rhododendron, and edith bosley rhododendron. It is suggested that these cultivars be substituted with native species that provide wildlife habitat value. Suggestions include *Ilex verticillata*, *Viburnum dentatum* or *V. trilobum*, *Cornus amomum* or *C. racemosa*, *Sambucus canadensis*, and *Spirea latifolia*. 6) A large area is proposed for plantings with *Rhus aromatica*, presumably as a ground cover. As this area is within Riverfront Area, it is suggested that these plantings be supplemented with other plantings that contribute to the interests protected by Riverfront Area.)

Applicant: Rumbleseat LLC

Property Location: 746 South Street

Project Description: Construction of a 25,800 sq. ft. three-story office building with parking lot.

Paul Finger represented the applicant. He noted that they have addressed DEP's comments. A question that was brought up at the site visit with the commission was the area in the corner by the garage. It was asked if they could make some changes in grading there to protect and save a little bit more of the tree line. They will raise up the retaining wall. Mr. Finger reviewed the commission's updated special Order of Conditions and made a few suggestions for both this project and for the commission's boilerplate.

Mr. Moser noted that he reviewed the Order of Conditions that Mr. Finger and Robin drafted. He was fine with the proposed changes. He does not object with using salt since all of the runoff will be captured. He also asked about the landscaping plan. There is a long list of trees and shrubs for the DCR planting plan but he didn't see the space on site for that. Mr. Finger stated that the plan is off-site, not on-site. There will be limited clearing. It is mostly all understory material that would fit in with the wooded area and there's more habitat.

Mr. Dufromont noted that the neighbor asked for orange fencing. Mr. Finger stated that he added that into the Order of Conditions as well as the light intensity for the garage.

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

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

Motion made by Mr. Moser to issue a positive Order of Conditions with the special conditions sent to the commission by Mr. Finger. Motion seconded by Mr. Dufromont. **Motion passed.**

Mr. Baker and Mr. Doyle will be the project managers.

Public Hearing

Notice of Intent (DEP File 316-0725)

Applicant: City of Waltham Engineering Department

Property Location: The Cat Connection, 685 Lexington Street

Project Description: Construction of a three-car parking lot.

Steve Casazza, City of Waltham, stated that Sam Bade is the stormwater consultant for the city and Mr. Bade prepared the stormwater plan for this Notice of Intent. The purpose is to install parking at the former North Branch Library. Mr. Bade had the wetlands flagged and a survey done of the resource areas. They are proposing three parking spaces off of the existing driveway. The Wetlands Protection Act allows for work in the buffer zone, however they are creating impervious area. As a result of that, they are putting in a recharge drywell. The main purpose of the NOI is to provide handicap parking adjacent to the main usage of the building, which is being proposed as The Cat Connection for the City of Waltham. Mr. Bade noted that he did the stormwater calculations. The existing site is grass but a portion of it will be converted to pavement. A drywell has been designed to capture and infiltrate runoff generated up to a 100-year storm. There will be no resulting flow from the additional pavement leading to the wetland. There will be a guardrail for safety. The city will clear the snow by pushing it off to the side and allowing it to runoff and melt into the ground. Mr. Dufromont commented that they are improving the waterway by capturing the water in the drywell. He asked if they will be putting in

any shrubbery after the project is completed to help prevent erosion. Mr. Casazza replied that the site is well-vegetated. He did not add any plantings in the plan because he feels nature will take care of it. Mr. Moser is familiar with the site and feels it's a reasonable plan. Mr. Baker would prefer they use porous pavement. Mr. Casazza replied that there is a maintenance issue when using porous pavement, therefore he isn't an advocate for clearing such a small area. Mr. Baker asked if the drywell will be able to be cleaned out of the sediment. Mr. Bade replied that it will be inspected annually and cleaned out of debris. Mr. Donovan asked if it's correct that there isn't a Cape Cod-type or perimeter berm at the edge of the pavement. Mr. Bade replied that the grading should take care of it. Mr. Doyle commented that this is school property and he is assuming that the school dept. is fine with this. The commission members agreed they are all familiar with the site, therefore a site visit isn't necessary.

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

Mr. Moser noted that there isn't a separate grading plan for the pavement. Mr. Casazza noted that they can add spot grades to ensure the proper sloping and grading to direct the water into the drywell. Mr. Doyle noted they capture it in the as-built plan, rather than changing it on the current plan.

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

Motion made by Mr. Moser to issue a positive Order of Conditions with one site-specific condition: The parking lot will be graded to prevent water from running off the parking lot and the final grades will be included in the as-built plan. Motion seconded by Mr. Donovan. **Motion passed.**

Mr. Moser agreed to be the project manager.

Commission Business

- Motion made by Mr. Dufromont to approve the meeting minutes from 3-2-2017, seconded by Mr. Donovan. **Motion passed.**
- **Order of Conditions Revision:** Mr. Moser is working on finalizing it.
- **Review of Project Closeouts:** Letters will be sent out to the applicants asking to close out their open Order of Conditions. The list will be viewed in Dropbox by the commission members who will choose the projects they want to manage.

Correspondence

- No new correspondence

Old Business

Mr. Doyle

- No updates

Mr. Baker

- **Paine Estate trees:** Mr. Baker noted that a systemic treatment to the hemlocks was offered by the tree warden to the commission last year and the commission held off and did nothing due to not having a protocol in place. He suggested not using the systemic treatment, but consider using an oil spray on the smaller hemlocks. He feels this would be a good research project to spray the smaller hemlocks to see how it works (in contrast to a systemic treatment). Mr. Donovan believes that when this was done 10+ years ago on an annual basis, an oil-based product was used. Mr. Doyle asked if Mr. Baker could draft up a forestry maintenance plan for the hemlocks. The money is in CPW's budget. He would like for the Commission to get the budget amount and budget number. Mr. Baker asked how to get water up there to water the trees. He also asked if the commission can use part of their budget to pay for a water truck to water the trees
- **Wisteria Pruning:** Mr. Baker noted that 5,000 cuts were made to the wisteria vines in the fall. He is suggesting that instead of spraying or removing the wisteria with bulldozers, that volunteers go out monthly to cut the vines to starve them. In 1 ½ years, the root system will be starved/dead. Mr. Baker will create a plan for this. Mr. Dufromont suggested sending a request to the Waltham Land Trust to help save the trees at Paine Estate.

Mr. Moser noted that the Land Trust has a small group of volunteers who already have more projects than they can handle. He also noted that the Brandeis volunteers are barely keeping up and it's not a permanent solution. Professor Eric Olson, Brandeis, alluded to the fact that he won't be able to bring out his volunteers regularly indefinitely. Mr. Moser is in favor of taking up the existing pavement. Mr. Dufromont noted that there is a Paine Estate Trust that may give money to fund this project.

Mr. Dufromont

- No updates

Mr. Moser

- **Bishops Forest:** Mr. Moser asked about the status of the letter to Bishops Forest. Julie stated that she pulled the files from storage and is compiling past Orders or Conditions.
- **Carolina Court snow dumping:** Mr. Moser asked if the letter was sent out. Julie replied that it was and she received confirmation that it was received.

Mr. Donovan

- 380 Lexington Street: Mr. Donovan wants to see all of the fruit trees that were planted on the property, which the city now owns. Mr. Baker asked if the commission will want to transplant the trees to a safer place. Mr. Donovan suggested taking inventory first. Mr. Moser noted that it will be at least a year before the city decides what to do with the property, therefore there is time to decide on what to do with the trees.

Committee Reports

- **CPC:** Report will be given at the last meeting in May
- **Trust Fund:** Report will be given at the last meeting in May

Motion made by Mr. Dufromont to adjourn, seconded by Mr. Donovan. **Motion passed.**

Meeting adjourned at 9:06 p.m.