



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

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

Attendees: Chairman Bill Doyle, Mike Donovan, Gerard Dufromont, Vice Chairman Philip Moser (arrived at 7:05 p.m.)

Absent: Brad Baker, Tali Gill-Austern

Due to lack of quorum, motion made by Mr. Donovan to skip to Commission Business, seconded by Mr. Dufromont.
Motion passed.

Public Meeting (Continued from 2-16-2017)

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

Public Hearing (Continued from 2-16-2017)

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.

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

Vice Chairman Philip Moser arrived at the meeting at 7:05 p.m.

Public Meeting (Continued from 2-16-2017)

Request for Certificate of Compliance: DEP File # 316-0697

Applicant: SMC Trust

Property Location: 154 (BEF) River Street

Mary Trudeau represented the applicant. They are seeking a COC for the removal of the railroad trestle bridge. They put in three trees: a sycamore, an oak and a maple. Ms. Trudeau included with the Certificate of Compliance request letters from the current owner and a prospective buyer both agreeing to maintain the vegetation for the next three years. Mr. Moser stated that he was able to see the new tree plantings, and prior to the recent snowfall, he noticed that the erosion controls were in order.

Mr. Doyle asked if the maintenance and care of the trees are listed in the conditions, Ms. Trudeau replied that they are indicated in condition #24B.

Motion made by Mr. Moser to issue a Certificate of Compliance with the notation that the condition of the maintenance of the plantings for three years is ongoing. Motion seconded by Mr. Dufromont. **Motion passed.**

Approved 3-16-2017

Public Meeting

Request for Determination of Applicability

Applicant: Ann & Robert Foucher

Property Location: 30 Sanders Lane

Project Description: Construction of a breezeway between the existing residence and the existing garage.

Paul Finger represented the applicants. There is an existing open deck and it is being proposed to put a roof over it and close it with some screens. There is a stream on the opposite side of Clark Lane. The drywell was a requirement that the Engineering Department required for a 2004 filing to deal with the additional impervious area that was created by the deck. When the roof is installed on it, downspouts will be tied into the drywell.

Mr. Moser asked if the documentation from 2004 shows that the drywell was for that particular area. Mr. Finger replied that the Engineering and Building Departments required it. The water from the other side of the roof will be captured and brought underneath the wooden deck. There are no footings or excavation.

Mr. Dufromont asked if the drywell has been checked to see that it's working properly. Mr. Finger replied that it has not, but they will make sure it's inspected when they are doing the construction.

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

Public Hearing

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.

Mr. Finger represented the applicant. The current building is the old WCRB building. There is a shared driveway that has an easement. Almost 100% of the property sits on riverfront area: the Charles River and the Stonybrook Reservoir. They are proposing a redevelopment project. They will be putting parking underneath the building, with two stories above. The filing is for two addresses because it was how it was deeded and sold by WCRB. There will be no stormwater discharges to the Charles River and as a result of this they are able to meet the TMDL requirements of the Charles River.

They meet and exceed all of the stormwater standards. The landscape areas that have been cleared of vegetation will be revegetated. Mr. Finger will come back with a landscape plan that addresses the comments received from DEP.

There are restraints, but they pushed back the parking as far as they could from the wetlands.

They are increasing the impervious area by 2,272 sq. ft., they are reducing a previously disturbed area in the riverfront by 6,300 sq. ft. and restoring it. Per Mr. Doyle's request, Mr. Finger read from the WPA regulations: "Notwithstanding the provisions of 10.584c, the issuing authority may allow work to redevelop a previously developed riverfront area provided that the proposed work improves upon existing conditions. Redevelop means the replacement, the rehabilitation or the expansion of existing structures".

Mr. Dufromont asked how far the area is from the Charles River in the back. Mr. Finger replied that it is ~70 feet. He asked if the tower and blocks have been taken/down removed. Mr. Finger replied that they have. He asked about their snow storage plan. Mr. Finger will provide an exhibit at the next meeting. He noted that over 50% of the property does not require snow storage because most of the parking is underneath the building (the snow storage would be the roof). Mr. Dufromont asked about the percentage of phosphorus they will be reducing. Mr. Finger stated there is no discharge to the river, therefore there will be no discharge of phosphorus-laden stormwater.

Mr. Dufromont asked if it is possible to reduce the area in the upper right-hand corner to no parking. Mr. Finger replied that they would have to reduce the size of the building in order to reduce the parking due to city requirements. There isn't any other area to add the parking spaces. Mr. Dufromont would like to see at least one of the spots eliminated near the wetland.

Mr. Donovan asked if all of the parking in the upper right-hand corner is on their property, not DCR's. Mr. Finger confirmed it is. Mr. Donovan asked if they will be cleaning out oil in the pump chamber. Mr. Finger replied that it will be captured in the water quality separation chamber and catch basins before it gets to the infiltration bed.

Mr. Dufromont asked if the existing parking lot will be ripped up or ground up and reused on site. Mr. Finger wasn't sure, but he feels there is no reason to grind it up and reuse it. Mr. Dufromont asked how quickly it will be removed from the site. Mr. Finger stated that it will be removed instantaneously.

Mr. Moser asked if the project is in a flood zone. Mr. Finger replied that it is not. He is concerned that all of the 2,272 sq. ft. of new impervious area is in the inner 100' buffer zone.

Mr. Doyle clarified that the new impervious area is all roof area that is clean water that goes into the sewer system. Mr. Finger confirmed that it is. Mr. Doyle asked where do the floor drains go in the sewer lift station and the underground parking. Mr. Finger stated that they are able to crown the floor and pick up the drainage underneath the building in catch basin locations.

Mr. Doyle opened up questions from the public.

Paul Pavone, Business Manager for the Laborers International Union of North America Local 560, stated that he represents approximately 600 construction workers, many of whom haven't worked a day this year. He stated they have many site contractors that can handle a job like this to work on parts, if not all, of the project. He would like a commitment from the property owner that his contractors will be guaranteed work.

Leo Keightley, 731 South Street, stated that the WCRB property is nasty-looking and he is pleased with the new project. He feels it's great not having a parking lot abutting the river. However, when parking lots are under buildings, there are thousands of very bright lights that are on 24/7. It'll be a dark building with a strip of bright lights with rows of cars. It would be nice if this wasn't the case to look at during the night. Mr. Finger stated that there is a retaining wall behind the building which will block the light to the river. There is another area that they will be screening with evergreens. He said that he will suggest to the architect that they use security lighting in the parking area.

A site visit has been scheduled for Thursday, March 9th at 8:00 a.m.

Motion made by Mr. Dufromont to continue until the March 16th meeting, seconded by Mr. Moser. **Motion passed.**

Commission Business

- Motion made by Mr. Dufromont to approve the meeting minutes from 2-16-2017, seconded by Mr. Donovan. **Motion passed.**
- **Order of Conditions Revision:** Mr. Moser will try to read through the draft before next meeting to look for redundancies.
- **Review of Project Closeouts:** A letter will be sent to applicants requesting they close out open Orders of Conditions for projects that have been completed.

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

Meeting adjourned at 8:03 p.m.