



**Waltham Conservation Commission
July 21, 2016
Meeting Minutes**

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

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

Absent: None

Development Prospectus Sign-offs

- Utility pole in the public right-of-way near 380 Forest Street
- Utility pole in the public right-of-way near 183-185 Newton Street
- Utility pole in the public right-of-way near 173 South Street
- Utility pole in the public right-of-way near 400 Beaver Street
- Utility pole on Bentley University's property
- Light pole near the Bentley University athletic fields

Representative did not appear.

Public Meeting

Request for Determination of Applicability

Applicant: Carroll School

Property Location: 1841 Trapelo Road

Project Description: Removal of hazardous plants, debris, brush and invasive ground-level vegetation.

Danielle Pedreira, Director of Facilities and Capital Projects for the Carroll School, represented the applicant. They want to clear forest area on their property (i.e., poison ivy, brambles, rusted metal debris and low-level vegetation), so their Kindergartners through fifth graders can use the area for educational purposes. Mr. Gill-Austern asked if any trees will be taken down. Ms. Pedreira replied that one dead tree will be removed.

Mr. Baker asked how they plan on removing the brambles. Ms. Pedreira stated that the poison ivy will be pulled out, and she thinks that the brambles will be probably pulled out as well. Mr. Baker feels erosion will occur if they are digging them out of the ground. He suggested the bittersweet, wild rose and poison ivy get cut off just below soil level. The plants die, but the roots are not disturbed. He stated that with poison ivy, while there are lots of leaves on it, it should be covered with black cloth or mulch to smother it. Mr. Doyle stated that they don't want to destabilize the bank. It will still be forested.

Motion made by Mr. Gill-Austern to issue a negative Determination of Applicability, seconded by Mr. Dufromont.

Discussion of the Motion: Mr. Moser would like the following conditions in place re: the removal of the invasives. There will be no root removal of bittersweet, poison ivy, or bramble, and no use of herbicides. **Motion passed.**

A site visit is scheduled for Fri., July 22nd at 8:30 a.m.

Approved 8-18-2016

Public Meeting

Request for Determination of Applicability

Applicant: Robert Forney

Property Location: 84 Hardy Pond Road

Project Description: Replacement of the front porch with a two-story living space plus an addition of a dormer.

Rob Forney represented himself. The house currently has an open front porch on the Hardy Pond Road side, which they are hoping to remove and rebuild as a living space, then add a dormer to the other side. They will be shrinking the footprint by 6 inches. Mr. Moser stated that if they need to dig footings, then they will need erosion controls (i.e., straw wattles). Mr. Baker asked about stormwater from the roof, and if there is a plan for storing or capturing any of it. Mr. Forney replied that the house didn't have rain gutters when he purchased the house, but he has since added them. He has also considered purchasing a rain barrel to catch water.

Condition: Erosion controls shall be installed if there is soil disturbance. No equipment shall be stored near the pond.

The dumpster shall be stored in the driveway.

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

Public Meeting

Request for Determination of Applicability

Applicant: Lighttower Fiber Networks

Property Location: Off Gatehouse Drive & Winter Street

Project Description: Installation of PVC conduit.

Bob Walls represented the applicant. The proposal is to install a new trench to bring in diversity along Gatehouse Drive. They will open up the trench 18" – 24", go down 24", replace the 4" pipe, fill it back in and pave over it. They will be on hardscape pavement the entire time. They will be doing approximately 10 ft. of trenching on grass. The work to be completed is all in the public roadway right-of-way.

Mr. Dufromont asked if they have a letter of approval from Cambridge Water Department. Mr. Walls gave ConCom a copy of the transmittal sheet they gave to CWD indicating the work that will be done.

Motion made by Mr. Keleher to issue a negative Determination of Applicability with the condition that they follow the plan that was shown to the Commission. Motion seconded by Mr. Dufromont. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: City of Waltham

Property Location: Trapelo Road

Project Description: Construction of new and replacement sidewalks along Trapelo Road.

John Michalak, Nitsch Engineering, represented the applicant. The project is to construct sidewalks along the south side of the road from Smith to Lexington Streets, which currently only exist on the north side of the road. They will be adding retaining walls in certain areas behind the sidewalk. The existing sidewalks on the north side will be replaced. Once the sidewalk work is done, Trapelo Road will be milled and overlayed. Mr. Doyle asked where the closest area of work to a wetland is (Muffler shop on Lexington St., the two substations, and at Graverson Playground). Mr. Moser asked how it will drain. Mr. Michalak replied that it will drain toward the roadway. They will be adding a vertical, granite curb. They are in the process of completing final plans. Mr. Chiasson noted that Graverson Playground is being renovated and they will most likely add an underground storage for runoff.

Mr. Keleher's initial concern is if they are draining water to the street, it is taking the water from the wetlands. Mr. Doyle noted that the outfall is most likely nearby and the water will get to the wetlands anyway.

Mr. Keleher feels that the project doesn't fall under a limited project.

Mr. Dufromont asked if they will be putting in erosion controls near the wetlands. Mr. Michalak replied that they will use straw bales with silt fencing.

Edith Constantine, 1263 Trapelo Road, expressed concern that whenever there is a major rainstorm, water comes down the hill and puddles in front of her house. She is concerned that the curbs may make the water worse, making it come onto her property. Mr. Doyle suggested she talk with CPW and/or the Engineering Dept. to discuss her problem.

Elizabeth MacKenzie, 23 Pine Vale Rd., asked for clarification where the sidewalks will be installed on the north side of Trapelo Road because they were just redone last year. Mr. Chiasson stated that Eversource destroyed what was there and paid to have them replaced. This is a separate project that the city is doing to upgrade them to concrete sidewalks with granite curbing. They will also make them ADA compliant.

Motion made by Mr. Moser to issue a negative Determination of Applicability, seconded by Mr. Dufromont.

Conditions: 1) Final plans are to be submitted to ConCom prior to work, and 2) The applicant shall notify ConCom when work starts, as well as when they are working near the wetland areas. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: Costco Wholesale

Property Location: 71 Second Avenue

Project Description: Construction of a fuel facility on the existing Costco parking lot.

Steve Glowacki, RJ O'Connell, represented the applicant. They recently came before the commission to close out the Order of Conditions from the original construction in 1993. There were discussions about the snow melting chemicals that are used. They came to an agreement with the Cambridge Water Department on what should be used. They also came before the commission informally re: the fuel facility and it was decided that they should file an RDA. Chris Lucas, Lucas Environmental, verified the wetlands and confirmed there is an intermittent stream onsite. Mr. Glowacki explained that the proposed work is a three island, nine pump gas facility with underground storage tanks. Stormwater from the site is collected and is piped to the eastern edge of the site along an existing pipe that infiltrates stormwater. They are proposing stormwater improvements. They are installing new catch basins with sump pumps and automatic flow valves in the fuel facility area. Costco has an impeccable safety record and has never had a spill. With the inclusion of the raised islands, they are increasing pervious area.

Mr. Dufromont asked if the tanks are double-lined. Mr. Glowacki stated that all of the tanks and pipes are double-walled and there are sensors within those double walls. There are numerous redundant safety features. Mr. Dufromont asked if Cambridge Water Department has seen this plan. Mr. Glowacki stated they plan on meeting with them.

Condition: ConCom must receive a letter from Cambridge Water Department stating they are OK with the project.

Motion made by Mr. Moser to issue a negative Determination of Applicability with the condition that CWD is notified within one week prior to the expiration of the appeal process. Seconded by Mr. Keleher. **Motion passed.**

Development Prospectus Sign-off

- Review and confirmation of Environmental/Wetlands Sections of Development Prospectus to Amend City Council Special Permit to add members'-only fuel facility: Costco Wholesale, 71 Second Avenue

Mr. Doyle signed off on the prospectus.

Public Hearing

Notice of Intent (DEP File # not yet assigned)

Applicant: City of Waltham

Property Location: Graverson Playground: 16 Pine Vale Road

Project Description: Improvements to the existing playground.

Ben Gary, landscape architect, represented the applicant. Their proposal is to remove the existing playground and return it to lawn. A new playground would be relocated north of the existing playground. There will be a rubberized surface. There will be two age-appropriate play areas, a bocce ball court, and a resurfaced basketball court. No work is proposed for the existing tennis courts. The land slopes generally north toward the wetlands. There will be two bioretention areas. They want to treat the surface water and return it to the ground. There will be planting of new native trees. The field is located in the 100-year flood plain. They are limited in how much they can change the grading. They are creating bio-retention areas which also gives them a place to direct the water. The baseball field will be graded with a new lawn.

Mr. Gill-Austern asked about the sidewalks that will catch the water and direct them to the temporary basins. He wanted to know if they will receive the water from the fields as well. Mr. Gary replied that it will in order to keep the fields not as wet. They have met several times with the Engineering and Public Works Departments to get their input. Mr. Dufromont asked about mosquitoes being attracted by the retention areas. Mr. Keleher confirmed that the water will disappear soon after which would not attract mosquitoes. Mr. Gary replied that this is correct. Mr. Moser commented that the park is in the flood zone and the fields are sometimes flooded for an extended period in the spring. He feels they are making improvements to the area. He asked where the parking lot drains to. Mr. Gary noted it drains to catch basins. Mr. Moser asked if the city plows the area. Mr. Gary did not know, but an audience member replied that it is sometimes plowed. Mr. Moser asked about the sugar maple trees they are planning on planting along the parking lot which are susceptible to salt. He asked if they could plant the sugar maples somewhere else on the site. Mr. Gary said they could look into doing that. Mr. Keleher asked if the lot is ever salted or sanded. The neighbors have only seen it plowed. Mr. Moser asked about the flowering pear trees, which are not native. He asked if they could be replaced with native trees that are hardier. Mr. Gary stated they will try to find a suitable substitute. Mr. Dufromont agreed that the branches break easily and they aren't good trees to have in a park.

Mr. Doyle opened up comments from the public.

Neighbor, Gladys Vargas, asked how long the project will take. Jimmy LaCrosse, Planning Dept., stated it will take 120 days to complete.

Elizabeth MacKenzie, 23 Pine Vale Rd., stated they are excited about improving the drainage at the playground. After a severe storm, the water will sit for about a week. Her concern is that there are a lot of sinkholes in the area between the tennis courts and wetlands. She is happy with the retention pools being put in. She asked if there will be any added pervious areas. Mr. Gary replied that the playground will be rubberized, but placed on crushed stone for the water to drain, making the area pervious.

Mr. Gill-Austern asked if there is a net loss or gain of pervious area. Mr. Gary stated it is a net gain because there isn't any pervious area there now. Mr. Keleher asked what the walkways are made of. Mr. Gary replied concrete.

Barbara Ernisse, 157 Hardy Pond Road, stated that the water drains to her property. She loves the basins for the first three seasons, but asked if there is a plan for maintaining it after three years once the invasives start to come in and become overgrown. Mr. Gary replied that they do not have a plan at this time.

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

A site visit is scheduled for Wednesday, July 27th, at 10:00 a.m. Mr. LaCrosse will ask the city's tree warden to attend the site visit.

Public Meeting (Continued from 6-23-2016)

Request for Certificate of Compliance: DEP File # 316-0001

Applicant: Northrup LLC

Property Location: 77 Crescent Street

Julie Sax noted that her father owned the building when the Order of Conditions was issued in 1973. She is the current owner and is in the process of selling the property. She found out at the closing that there was an open order, and has been asked by the buyers to have it closed out. Ms. Sax supplied pictures to the commission of the completed work outlined in the three conditions listed in the Order of Conditions.

Motion made by Mr. Gill-Austern to issue a Certificate of Compliance, seconded by Mr. Dufromont. Discussion of the motion: Mr. Moser would like Ongoing Conditions indicated on the Certificate of Compliance re: salt use and maintenance of the area between the existing stone wall and the new retaining wall. The Order of Conditions will be attached to the Certificate of Compliance for reference. **Motion passed.**

Commission Business

- Motion made by Mr. Moser to approve meeting minutes from 6-23-2016 and 6-30-2016, seconded by Mr. Gill-Austern. **Motion passed.**

Correspondence

- Mt. Feake Cemetery: DEP appealed the Commission's Order of Conditions. Mr. Keleher looked up MGL 10.58(4) that is cited in DEP's letter. The Commission will wait to hear from DEP for more information.

Old Business

Mr. Doyle

- No updates

Mr. Baker

- Mr. Baker has started taking pictures to document the trees within ConCom's jurisdiction throughout the city. The city's tree warden is starting to identify all of the trees in the city. Mr. asked if some of the money the commission has can be used toward this infrastructure development to document the trees. Mr. Doyle replied that it will need to be a discussion between ConCom and the tree warden.

Mr. Dufromont

- Trails: Mr. Dufromont will be following up with Sonja Wadman, Waltham Land Trust, next week on the Paine Estate property and Mackerel Hill trails at the request of the mayor. This is not ConCom-related.

Mr. Gill-Austern

- Order of Conditions revision: Mr. Gill-Austern will bring a draft to the first meeting in September.

Mr. Keleher

- No updates

Mr. Moser

- No updates

Committee Reports

- Discussion re: the Creation of a Commission Initiatives Committee has been tabled until October 2016.
- CPC: Thirteen residents are suing the CPC board in the Town of Acton for use of money between church and state to fund projects in historical churches.

Site visit reports

- 136 Hardy Pond Road: Mr. Moser made a site visit today. DEP sign is posted and straw wattles are installed.

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

Meeting adjourned at 9:06 p.m.