



**Waltham Conservation Commission
September 8, 2016
Meeting Minutes**

Meeting called to order at 7:03 p.m.

Attendees: Chairman Bill Doyle, Vice Chairman Philip Moser, Brad Baker, Daniel Keleher

Absent: Gerard Dufromont, Tali Gill-Austern

Development Prospectus Sign-off

- 9 Hope Avenue

Atty. Robert E. Connors, Jr. represented Children's Hospital. They are requesting two text amendments to the zoning change. 1) There is a bridge that goes from the hospital to the medical office building. When it was built in 1976, the medical office building obtained the proper building permits for it, but Waltham Hospital did not. The applicant is requesting a zoning change to allow the bridge to exist. 2) They want to put in a parking garage where the staff parking lot currently exists. They want to change the text to allow the garage to be built up to the same height as the buildings in that zoning district. Chairman Doyle confirmed that there are no wetlands within jurisdiction. Mr. Moser made a motion for Mr. Doyle to sign the prospectus. Motion seconded by Mr. Keleher. **Motion passed.**

Public Hearing (Continued from 8-18-2016 meeting)

Notice of Intent (DEP File # 316-0718)

Applicant: City of Waltham Recreation Department

Property Location: Elsie Turner Field: 385 Trapelo Road

Project Description: Improvements to the existing softball field.

Ben Gary, landscape architect, represented the applicant. The softball field is being renovated. They are putting in a dugout and bleachers. There are two trails and they are adding bike racks at each of the trails. They are also adding additional parking for a total of 40 spaces. There will be a play area for small kids and a picnic area for all ages. They met with Waltham Land Trust and obtained their approval of the plans. Mr. Doyle asked if there were any questions from the commission members who were in attendance at the site visit. Mr. Gary stated that nothing of concern was raised. Mr. Moser said that there seems to be a lot of parking for a small park. He noted that other ballparks in the city have fewer parking spaces. He asked if there is any way to reduce the impact on the buffer zone of the wetland. Mr. Gary replied that the park is not in a neighborhood and parking is not allowed on Trapelo Road. Considering the number of kids on the teams, coaches, families, they will need the extra spaces. They have bioretention areas throughout the park and they don't anticipate any erosion or flooding. He feels it will make it safer and the trails will be utilized more. Mr. Baker asked if there is a connection between the two wetlands. Mr. Gary replied that there is no piping and there is no plan to connect them. Mr. Keleher likes Mr. Moser's recognition that we don't want to have more pavement than we need. He asked if families can park across the street in the lot that is owned by the federal government (National Archives). Sandra Tomasello, Director of the Waltham Recreation Dept., stated that the government will not allow the park to use their parking lot. Parents are currently parking in places where they shouldn't. It is unsafe for children to cross Trapelo Rd. After many meetings, this was the compromise they agreed upon with the Waltham Land Trust. They had proposed more parking. In the winter, they will close off part of the parking lot closest to the softball field. The other area will be open for people using the trails.

Mr. Doyle feels the parking is necessary. He would like to see the sidewalks cut back and straightened out. He agreed that the push for the parking is for safety reasons. However, he does understand Mr. Moser and Mr. Keleher's concern for reduced pavement.

Mr. Moser proposed a few changes to the parking to reduce the number of spaces from 40 to 38. He asked if the picnic area could be relocated closer to the property line, however Ms. Tomasello stated that families have requested that the picnic area be placed next to the playground and softball field.

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

Approved 9-22-2016

Audience member, Paul Finger, asked if they would consider adding a hydraulic connection between the isolated wetland that isn't in jurisdiction with the bordering vegetated wetland. If they add the connection, they will now have an interchange between the water management in the whole area.

Mr. Keleher is satisfied with the plan as-is with connecting the two wetlands.

Mr. Baker feels connecting the two wetland areas is a win-win situation. He stated even with the paving, they have mitigated more with the other proposed depressions and the storm runoff calculations.

Motion made by Mr. Keleher to continue the public hearing to allow the applicant to develop a plan to hydraulically connect the bordering vegetated wetland with the isolated wetland. Motion seconded by Mr. Baker. **Motion passed.**

Mr. Doyle would like the applicant to show the new design at the next meeting and how it works. He would also like to see the area differences: what is currently within the 100' buffer and what in the future is in the 100' buffer. They also need to show what vegetation will be cut back and where a crosswalk may be put on Trapelo Road.

Public Meeting

Request for Insignificant Change (DEP File # 316-0709)

Applicant: 200 Smith NWLP Property Owner LLC c/o ALP 200 Smith Manager LLC

Property Location: 200 Smith Street

Project Type: Redevelopment of a former United States Postal Service mail processing center into office and R&D space including increased surface parking and associated landscaping.

Paul Finger, Paul Finger Associates, represented the applicant. He noted that this project required many easements and permits with different agencies since coming before ConCom last year. They have weekly inspection reports, monthly walk-throughs, and monthly water quality testing (except in July and August due to lack of water flow). Cambridge Water Department asked if they can increase the sensitivity of the testing to .01 of the amount of phosphates flowing through the property. The second thing is they have a groundwater extraction system. They have an LSP involved due to contamination that was on the site at one time. There was a retaining wall that they were going to build in the southwest corner of the property, however Eversource (which has a right-of-way on site) said if they build the wall, they will need more parking which would have expanded closer to the wetland. The applicant agreed to lower the parking lot and pull it further away from the resource areas. The LSP asked them to remove their infiltration in the area. The groundwater extraction system has wells that pull water out of it, treat it, remove the pollutants from there, and pump it around the building closer to Smith St., then it flows back through the site. Even though they increased the amount of pervious area, the LSP asked them to remove it completely.

Motion made by Mr. Keleher to approve the request for an insignificant change, seconded by Mr. Baker. **Motion passed.**

Commission Business

- Motion made by Mr. Keleher to approve the meeting minutes from 8-18-2016, seconded by Mr. Moser. **Motion passed.**
- Motion made by Mr. Keleher to approve the proposed 2017 meeting dates, seconded by Mr. Moser. **Motion passed.**
- Discussion of Order of Conditions revision: tabled until the Oct. 6th meeting.

Old Business

Mr. Doyle

- No updates

Mr. Baker

- No updates

Mr. Keleher

- No updates

Mr. Moser

- No updates

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

Meeting adjourned at 8:20 p.m.