



TOWN OF WATERTOWN
Conservation Commission
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Leo Martin, Chairperson
Marylouise Pallotta McDermott, Member
Charles C. Bering, Member
Patrick W. Fairbairn, Member
Maria P. Rose Member
Jamie O'Connell, Member

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MINUTES

Meeting Date: Wednesday, April 3, 2019, 7:00 PM in the Philip Pane Lower Hearing Room

Conservation Commission Members Present: Leo Martin, Patrick Fairbairn, Maria P. Rose, Jamie O'Connell, Charles Bering (arrived at 7:25 PM)

Absent: Marylouise Pallotta McDermott

Also Present: *Andrew Copelloti, Boylston Properties, Steve Woods, Carroll R. Johnson Associates Landscape Architects*

Staff Present: Gideon Schreiber, *Acting Agent*, Susan C. Jenness, Assistant (adopted 5.7.19)

Martin Chaired.

1. **Public Hearing Continued – Parcel 1236-2-0 and 1510-1-0** for an Abbreviated Notice of Resource Area Delineation (ANRAD) request submitted for the approval of resource area boundary delineation associated with the resource areas located at Parcel 1236-2-0 and 1510-1-0 at 71 Arlington Street. Owner applicant: Maximos Hatziliades. Representative: Michael (Mickey) Marcus, Joseph Rogers, SWCA Environmental, LLC

Martin reported that the hearing on Parcel 1236-2-0 and 1510-1-0 would be continued to the month of May to allow for the parties to confer about all outstanding issues.

2. **Public Hearing – Request for Review to Modify Plans - 485 & 615 Arsenal Street-Arsenal Yards – DEP # 321-0165, WWO 17-2** - As part of a site redevelopment project, work proposed is within the 200-foot Riverfront Area and Watertown 150-foot Buffer Zone to the Charles River-Amendment is to change the alignment of the walk-way up from Greenough Blvd. and to add the dog park on the top portion of the infiltration gallery with a minimal increase of Square footage in the 200 foot buffer. Applicant: Andrew J. Copelotti , Boylston Properties

Copelotti appeared for Boylston Properties along with Steve Woods from Carroll R. Johnson Associates Landscape Architects to review the plans to modify Order of Conditions at 485 and 615 Arsenal St., Arsenal Yards.

The modification being proposed by Boylston Properties would add a dog park that offered accommodations for the new residents in the 300 units who are expected to be dog owners. Copelotti explained that the park would be a feature that would provide a controlled environment in which new residents could exercise and socialize their dogs away from the river path, and Arsenal Park which is now under planning for improvements in the near future.

Copelotti said that they expect around 30% of the dwellers in the new apartments to own dogs, and that there will be restrictions on breeds, with additional charges built in for each owner who has more than one dog. Copelotti explained that he was appearing before the Conservation Commission as a representative of Boylston Properties for some feedback about the proposed plans.

O'Connell asked if the dog park would be on top of the infiltration system area and questioned if that would be a sufficient system for such use in that area. Copelotti said it would be mandatory that the dog park be kept clean at all times. Schreiber added that Matt Shuman the Town Engineer would have the responsibility of reviewing the infiltration system plans at the proper time in the process.

Copelotti introduced Woods to speak about the development of the landscape. Woods explained that while they originally expected 12 trees would be removed for the multiuse path, they only found the need to remove 11. He reported that the total number of trees being added was now more than double of the amount of trees that were removed.

Rose asked about the surface of the dog park and Woods said it would be Pea Stone. Schreiber who has been working with the Stanton Foundation for guidance on dog park areas in the town, said that Pea Stone was widely recommended in similar projects. Schreiber described Pea Stone as a smooth edged, tumbled stone that was recommended for lower intensity use, and that animal waste would not sink in on a surface of Pea Stone which is material commonly used in dog parks all across the county.

Fairbairn said he had nothing against dogs or having dog parks in town, but that he felt this was setting a precedent for giving up green space along the river. Rose responded that she felt Boylston Properties is spending their money by proposing this space, and that this was a courtesy to the town. Fairbairn said that if they would be willing to look for ways to green up the space, such as providing tree canopy that extended up over the dog park, he might be able to live with the plan.

Schreiber brought up that the town had asked for development of a pedestrian walkway along the perimeter road. The commission discussed whether or not this would be addressed during this meeting. O'Connell advised Schreiber that he should consult the rules regarding pedestrian paths that are accessible for the public, of which there are sometimes exemptions. Martin clarified that the path could be addressed in future redevelopment.

Circling back to the park for dogs and the landscape concerns, Woods said that it would be a challenge to plant trees directly inside the dog park given the activity inside the park. He said he could revisit the current design and look for ways to introduce tree canopy over the accessible areas.

Martin asked Woods if he would go back and review the plans for planting trees and to be sure that there were appropriate amounts of canopy trees included that would add cover over the dog park. Woods agreed and Schreiber said that staff would work with them to modify the plans making sure there would be appropriate screening around the dog park. Schreiber said he would report back to Fairbairn once the information about the trees was available.

It was determined that the plan will be submitted to staff and that Schreiber will report back to Fairbairn to report the findings.

Motion: Rose made a motion to accept the proposed plans to add the dog park, with the additional condition that Schreiber report back to Fairbairn with information about the plans for an appropriate amount of tree canopy over the area. Martin seconded the motion.

Vote: A unanimous vote was reached to accept the motion made by Rose.

Motion: Rose made a second motion to approve the plans for the pathway as submitted. O'Connell seconded the motion.

Vote: A unanimous vote was reach approving the plans for the pathway as submitted.

3. Minutes- March 6, 2019

Motion: Rose made a motion to adopt the minutes of the March 6, 2019 meeting as modified. O'Connell seconded the motion.

Vote: A unanimous vote was reached to adopt the minutes of the March 6, 2019 meeting as modified.

4. Agent report

- a. Commission Member Application Update- Schreiber reported that there were candidates who filed applications that were being reviewed.
- b. Agent Application Update- Magoon told Schreiber that the Town was reposting the job announcement for the new agent.
- c. Schreiber reported that the project at 330 Pleasant St. had contacted the Conservation Office about seeking the relocate the transformer to a

space within the 150 ft. Buffer Zone. He said that they would be filing documentation about the project for the Commission to review next month.

Motion: A motion to adjourn was made by Rose at 9:40 PM. The motion was seconded by O'Connell.

Vote: A unanimous vote was reached to adjourn the meeting at 9:40 PM.