



City of Watertown
Conservation Commission
Administration Building
149 Main St.
Watertown, MA 02472

Maria P. Rose, Chair
Jamie O'Connell, Vice Chair
Leo Martine, Member
Rachel Danford, Member
Jill Ayers, Member
Patrick Towler, Member

MINUTES

Meeting Date: Wednesday, September 4, 2024, 7:00 PM, Remote Meeting on Zoom

Conservation Commission Members Present: Maria Rose, Jamie O'Connell, Leo Martin, Rachel Danford, Jill Ayers, and Patrick Towler

Absent: N/A

Also Present: Nicole Gardner (District A City Councilor), Brian McCarthy (RJ O'Connell Associates), Brian Beck (Seyon Management LLC), Selvana Gerges (Paradigm Properties), Glenn Howard (CDM Smith), Nick O'Connor (National Development), Libby Shaw (Trees for Watertown), Donald MacDonald (Resident), Michelle Waldman (Trees for Watertown), Joan Gumbleton (Resident), and Michelle Moon (City Open Space Planner).

Staff Present: Katie Swan, Conservation Agent, and Susan Jenness, Assistant

Rose took a roll call and proceeded to chair the meeting.

1. **Wetland Decision:** Request for Extension of Order of Conditions - Arsenal Park (Phase A) (MassDEP #: 321-0169). City of Watertown (Property Owner) and CDM Smith (Representative).

Glenn Howard (CDM Smith) was present to discuss the request for an Extension of the Order of Conditions for a period of one (1) year. Additional time was needed to ensure that the trench drain installed at the back of the Arsenal Park plaza area bordering 100 Forge R/D life science building and bordering gravel on the other side of the walkway placed to slow down stormwater runoff is working appropriately.

Motion: Martin made a motion to extend the Order of Conditions (MassDEP #: 321-0169) for a period of one year. Towler seconded the motion.

Roll Call: All members present were polled, and agreed with the motion made by Martin.

2. **Wetland Decision:** Request for Certificate of Compliance - 480 Pleasant Street (MassDEP #: 321-0180). GRE Riverworks, LLC (Property Owner) and Paradigm Properties (Representative).

Selvana Gerges (Paradigm Properties) was present to discuss the request for a Certificate of Compliance for the installation of two (2) EV charging stations.

There were no questions/comments from the members of the Commission.

Motion: O'Connell made a motion to approve the Certificate of Compliance (MassDEP #: 321-0180). Danford seconded the motion.

Roll Call: All members present were polled, and agreed with the motion made by O'Connell.

3. **Wetland Decision:** Request for updated grading plan and landscaping plan to bioretention basin - 99 Coolidge Ave (MassDEP #: 321-0175). National Development (Representative).

Nick O'Connor (National Development) was present to discuss the request for updating the grading and landscape plan of the bioretention basin (behind the garage). Conor Nagle from VHB (not present) submitted a memo with proposed changes to the grading and landscaping plan for the bioretention basin. The reason for the updated changes was to inquire if the temporary measures made last fall to stabilize the banks of the bioretention basin and the overflow outlet, may remain in place.

Rose asked for photos of the outfall and confirmation of the stone size and location as compared to what was on the approved plans. Rose will work with Swan to handle the resolution of this matter administratively.

4. **Informational Update:** Open Space Planner introduction to Michelle Moon.
5. **Public Hearings:** (Continued from July 10, 2024 meeting) 10-30 Manley Way (Mass DEP #: 321-0188): Notice of Intent submitted for the re-purposing of the existing structure at 10 Manley Way, Watertown, MA for light industry, lab/R&D/non-nuisance manufacturing or warehousing use. The proposed work is within the locally regulated 150-ft buffer zone and state-regulated 100-ft buffer zone. The proposed work includes new landscaping, a new stormwater retention system, and a pedestrian walkway easement to the City of Watertown to foster connectivity from Walker Pond to the rear of the site. PPF Industrial 20 Seyon, LLC c/o Morgan Stanley Real Estate, Property Owner, and Christopher Lucas, Representative.

The proposed project includes:

- Work within the locally regulated 150 ft buffer zone and state-regulated 100 ft buffer zone.
- The project would reduce impervious pavement and increase green space, add more stormwater infiltration, increased pedestrian access from Walker Pond, and a pedestrian path (shared easement from 10-30 Manley and Repton). The project was approved for a special permit by the planning board on May 8, 2024.

Brian McCarthy (RJ O’Connell and Associates, Inc.) and Chris Lucas (Lucas Environmental) were present to discuss six (6) items from the July 10, 2024, Conservation Commission meeting:

1. Easement agreement between City and Applicant.
2. Relocate the proposed stormwater infiltration system in the truck turnaround area outside of the 50-foot No Build Zone (NBZ).
3. Add maintenance requirements for the off-site stormwater mitigation area in the O+M plan and recommendation of tree removal recommendation from the City Tree Warden.
 - a. The O & M plan will be updated with a Pollution Prevention Plan that identifies the individuals who are overseeing the plan.
4. Investigate existing conditions of sewer line on City Property within the 150 ft Buffer Zone.
 - a. Brian McCarthy will follow up with the DPW regarding the pipe which was found to need replacement after having been studied with a camera.
5. Provide a spread rate for sodium chloride deicer (road salt) in the O+M plan.
6. Removed snow storage area in the 150 ft Buffer Zone.

Comments/Questions from the Commission:

Martin brought up the issue with the easement and stated this should have been an issue sorted out and resolved before the planning board proceedings. He said he believed the City Council has authority often upon the recommendation of the City Manager. Martin also stated the Tree Warden should be involved.

Swan and Rose will follow up with the issues around the easement. Swan will reach out to the Tree Warden for his opinion on mitigation for the loss of the 16-inch tree.

Public Comments:

Libby Shaw expressed her gratitude for the protection of Walker Pond and the trees.

Chris Lucas agreed to continue the hearing to the October 9, 2024, Conservation Commission Meeting.

6. **Public Hearing:** (Continued to October 9, 2024 meeting) - 480-550 Arsenal Street, Watertown Mall (Mass DEP #: 321-0189): Notice of Intent submitted for the redevelopment of three parcels (31.4 acres) located at 480 Arsenal Way, 500 Arsenal Street, and 550 Arsenal Street in Watertown, Massachusetts into a campus of office, residential, lab, and retail uses

with two multi-story parking garages. The proposed work is within the locally regulated 150-ft. buffer zone and state-regulated 100-ft. buffer zone and associated resource areas including inland bank, bordering vegetated wetland riverfront areas, and an isolated vegetated wetland that includes an increase in open space, landscaping improvements and stormwater improvements. Where is the discussion we had? This above paragraph simply restates what is in the agenda. For example, Leo asked about submitting the project in phases. We talked at length about the playground location (this can be a brief one or two sentences) and I asked for a long-term maintenance plan for the proposed trees and vegetation.

7. Updates

A. **CPC Updates:** O'Connell reported that new applications were filed and there was one project under affordable housing on Willow Avenue. that is eligible for funding. O'Connell reported that CPC meetings are regularly held on the third Thursday of the month.

B. Agent Report

- 500 Forge follow-up regarding unpermitted work in the Riverfront Area, (Mass DEP# 321-0165). Swan reported that the unpermitted work on this site occurred when the tenant tried to build a patio space. The area was reseeded with a Conservation seed mix. Swan reported she has been in touch with Andrew Copelotti who informed her that trash is managed by Home Depot. Swan plans to visit to see the conditions of the trees and she will follow up with a letter after her visit.
- Arsenal Park Phase B Construction Updates (MassDEP #: 321-0181). Swan has participated in Phase B Update meetings and site visits during July and August. Swan shared photographs of the construction progress with the Commission.
- DCR/99 Coolidge Bike Path update (MassDEP #: 321-0187). Swan shared updated photos of the bike path and that the path was laid down in August. Conservation seed mix was placed along the side of the bank along the bike path to help stabilize the soil.

8. Acceptance of Minutes from July 10, 2024, Conservation Commission Meeting

- The commission voted to table the minutes to the October meeting.

9. Meeting Adjournment

Motion: O'Connell made a motion to adjourn the meeting at 8:50 pm. Towler seconded the motion.

Roll Call: All members present were polled, and agreed with the motion made by O'Connell.