



City of Watertown

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

Leo G. Martin, Chair
Maria P. Rose, Vice Chair
Charles C. Bering, Member
Jamie O'Connell, Member
Darya Mattes, Member
Rachel Danford, Member

MINUTES

Meeting Date: Wednesday, February 1, 2023, 7:00 PM, Remote Meeting on Zoom

Conservation Commission Members Present: Leo Martin, Maria Rose, Rachel Danford, Jamie O'Connell, Charles, Bering arrived 15 after start of meeting

Absent: Darya Mattes

Also Present: Polina Safran, Patrick Garner, Richard Nylen, Allison Holmes, Alexis Hatziliades, Angeline Kounelis, Patrick Fairbairn

Staff Present: Katie Swan, Conservation Agent

Martin chaired the meeting.

1. Public Hearing- (Continuance was requested to February 1, 2023, meeting)- Notice of Intent- O Arlington St. (Williams Pond Parcel)- Mass DEP 321-0174- to construct a 2-story commercial building and parking lot on property known as the Williams Pond parcel: Max Hatziliades, Applicant/Owner, Mickey Marcus, Representative

Martin reported this project was continued to the March 1, 2023, Conservation Commission meeting.

2. Public Hearing- (Continuance was requested to the February 1, 2023, meeting)- Request for Determination of Applicability- for the proposed parking lot improvements and utility

upgrades located at 10- 30 Manley Way, Watertown, Massachusetts. PPF Industrial 20 Seylon, LLC, Owner, Christopher M. Lucas, Representative/Applicant

Martin reported that this project was continued to the March 1, 2023, Conservation Commission meeting.

3. Public Hearing- Lot located off 0 Arlington St- Notice of Intent submitted for the construction of a 41,289 square feet (sf) of pervious parking area to grade and pave the north side of Sawins Pond, extending from the existing paved parking lot, located off 0 Arlington Street, between 71 Arlington Street and 15 Arlington Street taking place within the 100-foot Buffer Zone of Vegetated wetlands and Inland Bank and locally regulated 150 foot Buffer Zone. Polina Safran, Representative from SWCA, Max Hatziliades, Owner

Martin opened the hearing on Sawins Pond and introduced Polina Safran. Safran would review proposed project and Allison Holmes was present to review the remediation plans for the site.

Polina Safran Proposed Site Development

The site is known as 0 Arlington St. also known as Sawins Pond. The parcel is a 4.9-acre area of land zoned as mixed-use industrial. The area of the work is the northern end of the site, with all work taking place in the 100-foot buffer zone, to border vegetated wetlands. All proposed work is in the Buffer Zone only. There are no other sensitive areas that have been identified in the site.

The site was developed in 1800's as a recreational space and sold to a rubber company who used it to dispose of rubber over many years, until Hatziliades purchased the site. In 2011, an order of conditions was issued by CC to commence work on the site to install a parking lot, and the OOC expired before work was done. SWCA applied to the CC and an RDA was issued in 2019. During COVID, the state of Massachusetts suspended all development under an emergency order , and the ORAD is valid until 11/12/2023.

The project purpose and details are for the installation of 41,289 square feet of pervious parking along northern parcel extending from existing parking lot on Western side of parcel. Installation of approximately 15,337 sf of native plantings within 50-foot buffer zone in addition to 8,788 sf landscape plantings proposed through the parking area.

There will be an addition of approximately 6,527 sf parking area withing a locally regulated 50-foot buffer zone, and approximately 15,337 sf of plantings to enhance the

site within the 50 foot no build zone. There will be a net ecological improvement to the existing conditions that promotes the Watertown Wetlands Ordinance. There will be no tree removal for construction or for the planting plans. Improvements to the site will help increase habitat functionality and stormwater will redirect flow of water into Sawins Pond. The proposal will help remove the approximately 1.5-foot layer of rubber and debris that has accumulated under the soil left on the site by previous owners. Sediment and erosion control measures will be installed for the project, all trash will be removed and cleaned up from site, with no dumping, with street sweeping if needed to ensure no tracking of debris into existing development. Martin clarified jurisdictional lines, and Safran pointed out in the ORAD where it was determined the pond started and where river ends.

Remediation of Site Allison Holmes

Holmes stated she was a licensed site professional in Massachusetts- she has been hired to remain on site to screen soil and debris that will be tested and disposed of according to appropriate methods.

Commission Discussion and Comments

Patrick Garner Summary of Findings- Findings were circulated to members of the CC- Buffer Zone- Parking lot is pervious pavement it follows UNH Stormwater standards for these projects. Applicant is using Atlas 13 which is latest stormwater precipitation system which pleased Garner. He explained that pervious pavement requires a 3.5-foot pavement excavation into the soil, and with the history of this site a formerly owned by Hood Rubber Company, the applicant needs to show their plans for soil management, remediation. Groundwater exploration requires 6 feet and needs to know contour aspects.

Rose commented that proposed pervious pavement, Activity Use and Limitation, (AUL) Release Abatement Measure, (RAM) and risk analysis would outweigh the environmental benefits for the parcel.

Martin commented Watertown CC has a very strict No Build Zone (NBZ) and historically has not allowed any development withing 50-foot NBZ. Stormwater and lighting would need to be shown on the plans. The proposed work in the NBZ – 6,000 sf is more than what the CC has seen in a while.

Chip Nylen compared work proposed with redevelopment at 99 Coolidge Ave. and said there is a gray area within the conditions based on hazardous materials concentration and time rather than exposure.

Holmes stated that the Activity Use and Limitation was on the upland site, not for Sawins Pond, and they would be testing soil and sending it to the lab for testing. With the Massachusetts Contingency Plan, DEP has approved the site to not be hazardous as the Activity Use and Limitation is the condition to close out the site under Massachusetts Contingency Plan.

Community Members

What is the purpose of the parking plot does it benefit the community or just the applicant; is the parcel next door up for sale? A resident said Hatziliaades has been a good neighbor and allowed people to park there during the winter. A resident said the site would be better as open space and recreation rather than development.

Nylen agreed to email Swan a list of issues about discussion items and what is needed to be worked on until the next meeting.

4. **Letter from the Waltham Conservation Commission** in support of the removal of the Watertown Dam- Swan updated members that she had been made aware there was a formal discussion regarding the removal of the Watertown Dam back in October, before she began her role as the Conservation Agent. Swan has been unable to have a clarifying conversation with Schwab about the October discussion and plans to do so as soon as possible. She posted a copy of the letter from the Waltham Conservation Commission, written to DEP which is in support of removal of the dam. Rose clarified she felt this letter was also building consensus supporting the removal of the Watertown dam.
5. **Acceptance of Minutes-** Review and acceptance for minutes from the January 4, 2023, meeting.

Members reviewed the minutes and there were no updates.

Motion: Bering made a motion to approve the minutes as written. Danford seconded the motion.

Roll Call: A roll call was taken, and all agreed with the motion made by Bering.

6. Agent Report

CPC Update- Jamie O'Connell- O'Connell reported that members of the CPC had voted to allow all the incoming applications for CPC funding to move forward in the application process. There will be two meetings in February for all projects to present

their applications to the city and members of the CPC will vote to decide which projects will be recommended to the City Council. Martin added that he has been talking to the Planning Department about the possibility of applying for CPC funding to open space to use for things like developing Walker Pond, and for some of the items that had been taken out of the Arsenal Park renovation plans.

Ongoing Orders of Conditions- 650 Pleasant St- Swan reported she had received some photos of the slopes over at the site. She will follow up with them in time for the meeting next month. **485 Arsenal St-** Swan reported that Andrew Copelotti reached out to her to ask if he should apply for a Certificate of Compliance or a further extension on the Order of Conditions that was extended in 2020. Swan went on a site walk with Copelotti and determined the plantings had gone in during the fall season which is not enough time to monitor how they look. Copelotti will file a report with the Office of Conservation in March. Rose stated that the site looked like it was still very much under construction. Martin said they should file an application for another 3 years extensions. Swan said she will have him submit the form this month.

Swan reported that the Annual MACC Conference is coming up in March and all the information is available for anyone wanting to attend, on line.

Swan reported that the North Eastern Region Circuit Rider is reporting the region is still in drought conditions, and everyone should still be very mindful of that.

Martin reported he received word that the City Manager has decided to upgrade parks in 2024-2025. Specifically, Arsenal Park is scheduled for 2024-2025, and Walker Pond for 2024.

Rose pointed out Magoon said it was going out to bid this year, and asked Swan to find out why it is being delayed, if it is appropriate to ask. Rose also asked if the members of the CC could have another chance to see the plans at 100% before it goes out to bid.

Martin reported that the reason why 10-30 Manley Way is being continued is that Matt Shuman is not satisfied with the stormwater yet and so Martin wants them to close that loop before they come in to a public hearing with the Conservation Commission.

Rose said she would like to have a conversation with Fairbairn and Danforth so they can exchange ideas they have about education at Whitney Hill.

Motion: A motion to adjourn the meeting was made by Rose at 8:45 PM. Bering seconded the motion.

Roll Call: A roll call was taken, and all agreed to adjourn the meeting.