



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

Maria P. Rose, Chair  
Jamie O'Connell, Vice Chair  
Leo Martin, Member  
Rachel Danford, Member  
Patrick Towler, Member  
Marilyn Salvas, Member  
Josh Coefer, Member

**MINUTES**

Meeting Date: Wednesday, September 3, 2025, 7:00 PM, Remote Meeting on Zoom

Conservation Commission Members Present: Maria Rose, Jamie O'Connell, Leo Martin, Rachel Danford, Patrick Towler, Marilyn Salvas, and Josh Coefer.

Absent: N/A

Also Present: Michelle Moon (City of Watertown), Andrew Copelotti (Boylston Properties), Kevin McHugh (Coneco), Nick Hebel (Coneco), and Will Granbury (Bohler).

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

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Rose chaired the meeting and took roll call.

**1. Wetland Decisions**

- A. **Request for Certificate of Compliance:** 485-615 Arsenal Street (MassDEP # 321-0165).  
Boylston Properties, (Property Owner and Representative).

Andrew Copelotti (Boylston Properties) was present to discuss the request for a Certificate of Compliance to close the final amended Order of Conditions for work that started in 2017 that incorporated connectivity across the back of the site (100 to 500 Forge). Swan met with Copelotti on May 1, 2025 on site to assess the site per the approved work. Boylston Properties acknowledged that they will be responsible for ongoing operations and maintenance including stormwater BMPs per the O+M plan.

There were comments from the members of the Commission:

- Rose had concerns over outdated O&M Plan and lack of maintenance documentation. Copelotti will follow up with Swan with the filing of the maintenance records as part of the condition for the request.

**Motion:** O’Connell made a motion to approve the issuance for a Certificate of Compliance for MassDEP filing #: 321-0165. Martin seconded the motion.

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

**B. Request for Certificate of Compliance:** 64 Pleasant Street (MassDEP #: 321-0178). Berkeley (Property Owner) and Bohler Engineering (Representative).

Will Granbury (Bohler) was present to discuss the request for a Certificate of Compliance to close the final Order of Conditions for the renovation of the existing historic mill building into commercial/lab space, parking lot, utility, and stormwater upgrades. Swan met with Granbury on August 28, 2025 on site to assess the site per the approved site plans and work. Swan had no comments and recommended approval to the Commission.

Rose inquired about the plantings and Granbury said that 90% of the plantings came in successfully. There were no additional comments or questions from the members of the Commission.

**Motion:** Martin made a motion to approve the issuance for a Certificate of Compliance for MassDEP filing #: 321-0178. Danford seconded the motion.

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

**C. 2026 Filing and Meeting Dates Review**

The dates for filing and meetings were reviewed, and two requests were made to amend the list.

- July meeting (15<sup>th</sup> recommended) move to middle of the month,
- April first day of Passover,
- Remove asterisk from June and move to July.

**2. Public Hearings**

**A. Notice of Intent:** 114 Pleasant Street - Dealtry Memorial Pool (MassDEP #: 321-0190). Coneco Engineering and Scientists (Representative) and Department of Conservation and Recreation (Property Owner).

Notice of Intent submitted for the renovation of the existing pool, concrete pool area, and the adjacent deck, within the Bordering Land Subject to Flooding and Riverfront Area. There were no staff members from DCR for the hearing. Kevin McHugh and Nick Hebel from Coneco were present. The project address is 114 Rear Pleasant Street known as 138 Pleasant Street by the Assessor’s Office.

The proposed work includes:

- renovations to the existing pool
  - concrete decks and adjacent spray deck, which are all deteriorating, and the pool is not full size. The area is previously disturbed.
  - The pool will be enlarged to full size to meet the needs of the public.
- Spray deck is getting upgraded.
- A shade structure is being added
- Four trees to be removed for a proposed ramp for emergency access
- Impacts to the riverfront area, bordering land subject to flooding with minimal impacts to the no build zone.

Comments and questions from members of the Commission:

- Martin asked about the size of the four (4) trees coming down. Hebel answered they are 11, 15, 11, and 19 in DBH. McHugh explained that the DCR wanted to add more ways to for the users to be able to get out of the facility if needed. He said they would look for other places to add the second exit. Martin said he would like to see it placed further to the north to move it outside the 50 foot No Build Zone (NBZ).
- Rose noted that as part of the 2:1 mitigation ratio within the Riverfront area under 310 CMR 10.58(5), there are eight (8) trees scheduled to replace the four being removed, and she wanted to see the proposed sizes. McHugh stated DCR has their own arborist they can work with to come up with species, locations and size.
- O’Connell said she was confused about how this project complies with the Riverfront standards according to the documentation, as Hebel referenced section 10.58. She said it was more redevelopment. Hebel noted they would need to calculate whether they meet the 10% for total degraded within the Riverfront Area. Rose asked him to recalculate and see the difference between the two, so that they can plan how much mitigation is required.

Public Comments:

- Moon commented that it is always good for the public to have a place to sit, and she said seating on the pool deck would be good. She also liked the idea of a picnic area.

McHugh agreed to continue the discussion to the October 8, 2025, meeting in order to address the concerns mentioned by members of the Commission.

### 3. Updates

#### A. Chair updates:

The property owned by Max Hatzilliades is going to an adjudicatory hearing within the Department of Environmental Protection. Rose reported she is following this closely and asked Swan to forward any correspondence she receives on the matter.

#### B. CPC Updates:

O’Connell reported that CPC canceled the August meeting and didn't get any project applications for the 2026 cycle.

#### C. Agent Report:

Swan announced that MACC was holding their Fall Conference on October 25<sup>th</sup>, 2025. She encouraged everyone to attend and said they can get reimbursed by reaching out to her.

#### **4. Acceptance of Minutes**

**A.** June 4, 2025, Conservation Commission minutes were approved.

**Motion:** O'Connell made a motion to accept the minutes from the June 4, 2025 meeting. Towler seconded the motion.

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

#### **5. Meeting Adjournment**

**Motion:** O'Connell made a motion to adjourn the meeting at 9:30 pm. Towler seconded the motion.

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