



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

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

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MINUTES

Meeting Date: Wednesday, July 13, 2022, 7:00 PM, Remote Meeting on Zoom

Conservation Commission Members Present: Leo G. Martin, Maria Rose, Charles C. Bering, Patrick Fairbairn, Darya Mattes, Rachel Danford, (awaiting swearing in).

Absent: Jamie O'Connell

Also Present: Mike Howards, Stephen Boudreau

Staff Present: Laurel Schwab, Conservation Agent, Susan C. Jenness, Assistant

Martin chaired the meeting. Members met their new colleague, Rachel Danford, and learned of her background. Members and staff introduced themselves to Danford.

- 1. Public Hearing- Request for Determination of Applicability-** application filed by Epsilon Associates, Inc., for Alexandria Equities Real Estate, Inc., for minor proposed roadway improvements, including minor modifications to the stormwater system, on a segment of Arsenal St. and Greenough Boulevard. Mike Howard, Epsilon for Alexandria Equities Real Estate Inc.

Mike Howard appeared to review the project. Stephen Boudreau was also present. Howard shared a map of the existing site and characterized the proposal for repaving of a 600-foot section of Arsenal St. as part of a mitigation commitment to the Mass. Department of Conservation and Recreation.

The applicant showed a delineation of the site to show where the work will take place. The work is shown within the limits of the buffer zone, with a tiny amount in the riverfront area.

Arsenal St. will be repaved to widen the sidewalk, guardrails will be replaced, there will be no removal of any trees, and potentially some pruning to the area may take place.

There will be a reconfiguration of the eastern corner of the site, which will be replaced with loam. Upgrades will be made to the 2 existing catch basins, with some ancillary work such as restriping, sediment control using compost tubes and silt sacks to protect the area. There will be no impacts to the Charles River and there will be some revegetation that will take place.

Commission Questions

Rose asked about the change in impervious area. She was told that the sidewalk on the north side will be widened from 3 feet to about 6 feet, bringing it up to ADA standards. She inquired about shrubs and landscape and was informed that all of that will remain untouched. Rose asked them to be mindful to remove all erosion control in a timely manner, including silt sacks.

Bering asked if they would be seeking any other agency approval. He was told that they will need approval from DCR for a construction access permit and they are currently at the 90% stage with DCR.

Mattes said she had no questions and is very pleased with the plans for the sidewalk upgrades.

Danford commented she thought this was a nice project.

Fairbairn had no comments.

Martin had no comments except to say it looked like a nice improvement.

Motion: Rose made a motion to close the hearing and allow the application to go forward. Bering seconded the motion.

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

2. **Public Hearing- Continuance has been requested to Sept meeting) Notice of Intent- O Arlington St. (Williams Pond Parcel)-** to construct a 2-story commercial building and parking lot on property known as the Williams Pond parcel; Max Hatziliades, Applicant and Owner

The public meeting for the Notice of Intent at 0 Arlington St. was continued to the September meeting per request of the applicant and owner.

- 3. Public Hearing- Continuance has been requested to Sept meeting) Request for Determination of Applicability-** for the proposed parking lot improvements and utility upgrades located at 10-30 Manley Way, Watertown, Massachusetts. PFF Industrial 20 Seylon, LLC, Owner, Christopher M. Lucas, Representative/Applicant

The public meeting for the RDA for 10-30 Manley Way was continued to the September meeting per request of the applicant and owner.

4. Agent Report

- CPC Update- Jamie O'Connell- O'Connell was absent from the meeting.
- Climate and Energy Plan- Schwab explained the City Council subcommittee is reviewing the plan over several meetings in July. Schwab said there will be zoom links to attend the various meetings that can be found up on the City Calendar. Schwab indicated the goal was to get the Climate Plan on the City Council agenda for August 9th for adoption.
- Whitney Hill- Schwab updated members of the CC that she had sent the letter to add signage to Whitney Hill and the Acting City Manager and Assistant City Manager have agreed to dispense money to get the signage for the site.

Fairbairn, who was present, briefed members of the most recent planning efforts taking place at Whitney Hill. He explained that Schwab and Fairbairn had attended a recent site visit to the park with Bryce Spare, who is the representative they are working with from the Student Conservation Association.

On the site visit they identified the primary issue to be uneven terrain found at the main trail that runs east-west, with a key issues being gullying and emerging tree roots.

Fairbairn also identified a secondary issue with a different hill path that is pitched straight up and down and could use naturalized steps.

Fairbairn explained Bryce would be able to supply a crew of up to 5-6 students who would work 8 days on the main hill activities.

They discussed the issue as a group and agreed they would need to get an application on record, so that a sub-committee of the City Council could review the scope of the work and evaluate the cost. They agreed they would need to put a package together to go to City Council regarding liability and the details of where the work crew would stay. Martin said they should work on assembling the package.

Rose suggested a site visit would be helpful. She said Friday afternoons are good for her around 1 PM.

- Ongoing Orders of Conditions- They were no updated on ongoing Orders of Conditions.
- Arsenal Park- Martin said he saw Phase A and was surprised at how small it looked, although it did look much better. He said DPW has taken over maintenance, and the Director had put up signage to resolve issues with dogs using the park. The east end is complete, and Plan B is on hold while they resolve issues with renovating the splash pad.
- Members said they were looking forward to the start of the new City Manager in August.

5. Review and Acceptance of Minutes- from the June 1, 2022, Conservation Commission Meeting

There will no comments on the minutes of the June 1, 2022, Conservation Commission meeting.

Motion: Bering made a motion to accept the minutes of the meeting on June 1, 2022, and Mattes seconded the motion.

Roll Call: A unanimous roll call was taken agreeing with the motion made by Bering.

Motion: A motion was made to adjourn the meeting at around 8:30 by Bering. Rose seconded the meeting.

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