



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, October 12, 2022, 7:00 PM, Remote Meeting on Zoom

Conservation Commission Members Present: Leo Martin, Maria Rose, Darya Mattes, Rachel Danford

Absent: Jamie O'Connell, Charles Bering

Also Present: Paul Pavone, John Rockwood

Staff Present: Steve Magoon, Acting Conservation Agent/Assistant City Manager, Katie Swan, Conservation Agent, Susan C. Jenness, Assistant

Martin chaired the meeting.

1. Introduction- Katie Swan, Environmental Planner and Conservation Agent

The members of the CC who were present introduced themselves to Swan, who is the new Conservation Agent as well as Environmental Planner for Watertown. Swan introduced herself to the members said she is looking forward to her working with the CC, and her membership with the MACC, and attending seminars workshops and trainings in the future.

2. Public Hearing- A. (Continuance was requested to January 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/Owner, Mickey Marcus, Representative

3. **Public Hearing- A.** (Continuance was requested to February 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
4. **Public Hearing-A. Certificate of Compliance – 330-350 Pleasant St. Project** - Proposed is a mixed use residential and commercial development at 330, 340, 350 Pleasant Street. Applicant/Owner. Mark Coppola, World Realty & Development, LTD Representative: John P. Rockwood, ECOTECH, INC.

Joe Porter reported on his site visit with Steve Magoon on 11/21/22. Issues that were raised at that visit were the following;

- Presence of the plantings behind the building that appeared to have been impacted by drought conditions of the last year-
- Presence of the two required dog waste baskets that showed signs of not being adequately maintained-
- Presence of rat burrows existing beneath the *A/C Compressor* behind the east building. (This issue is not under the jurisdiction of the CC).

Mark Coppola, owner of the site, has agreed to address all issues. Steve Magoon agreed with how all issues had been addressed since the visit. Magoon also noted that the transformer had been contained sufficiently, in accordance with the orders of the CC. Magoon reported that he was comfortable with the issuance of a certificate of compliance.

Martin reported he walked the site which he said looked nice and he noted how nicely the walkway connected. He also pointed out the wastebins would need to be maintained all the time.

Rose reported that she had concerns around the drought conditions that occurred the previous year, and it's potential to impact the plantings. Rose and Mattes asked if the ownership was scheduled to change. Rose asked how they could be ensured of getting restitution if the plantings failed long term. It was determined that the plantings were part of the original Order of Conditions and Porter reported they could be seen in the landscapers' plans.

Magoon reported he was very comfortable with the commitment that was made with the owner, and he was also satisfied waiting until the spring came around, and they could assess the plantings during the proper season.

Mattes indicated she would like to see a copy of the Order of Conditions on this project before she felt capable of deciding on the issues.

It was determined the request would come back to the CC after the plants could have a proper assessment and they were found to be following compliance with the landscapers' details.

5. Discussion- Whitney Hill Trail Work with Student Conservation Association, (SCA)

Rose screen shared the application she was working with Schwab on the SCA website. She reported she started uploading the criteria to the application when she realized she needed further information. Rose listed the following items needed for the application to be filed.

- A clear description of the work proposed, permits.
- Specifications and project plans.
- A financial budget.
- Confirm arrangements for camping or housing assignments for the students.

Rose reported she will continue to work with the office to get the details of the application submitted.

6. Agent Report

CPC Update- Jamie O'Connell was absent from the meeting. Magoon reported that the murals in City Hall had been taken down that week. He also reported that the Irving Park application was moving forward, while all the incoming CPC applications were being reviewed.

Martin asked Magoon if the city would apply for CPC money for open space. He also suggested they may be able to add amenities back into the plans for the Arsenal Park Phase B if it is possible to use CPA funds. Magoon responded that areas like ponds could be considered as open space so that could be a consideration. Magoon also said there could be a future conversation around using funds for city assets like the Arsenal Park developments.

Climate and Energy Plan- Magoon reported there had been a recent subcommittee meeting to discuss a stretch energy code, and a meeting will be held on December

23, 2022. Magoon explained the process to complete the stretch energy code from adoption to fruition is a period of six months. Magoon said that Swan and the Energy Manager would work together on getting notices and flyers up, and that Schwab should be back in action by February.

Whitney Hill Signage Update- Martin said he had retained the details of the signs that were requested. He will work with Swan on getting the signage created and posted in the desired area as requested by residents who abut Whitney Hill.

Ongoing Orders of Conditions- Magoon had no current updates on any outstanding Orders of Conditions.

Arsenal Park- Magoon reported that developers for Arsenal Park should be able to get their updated design out to bid by the spring after adding in the Spray Park.

7. Acceptance of Minutes- Review and Acceptance of Minutes

Minutes from July 13, 2022, - Danford reported she was not sworn in at that meeting and a minor modification was made.

Motion- Rose made a motion to accept the minutes as amended. Mattes seconded the motion for acceptance of the minutes.

Roll Call- was taken and the minutes were accepted as amended.

Minutes from September 14, 2022- Rose had minor updates for the minutes sent into the office.

Motion- Mattes made a motion to accept the minutes as amended. Danford seconded the motion.

Roll Call- was taken and the minutes were accepted as amended.

Minutes from October 12, 2022.- Rose made some minor corrections to send in by email

Motion- Rose made a motion to accept the minutes as amended. Danford seconded the motion.

Roll Call- was taken and the minutes were accepted as amended.

8. Exempt Activity Notice A. Notification of MWRA water pipeline rehabilitation of Section 24 at its crossing of the Charles River

Martin and Magoon stated that the notification by the MWRA had already been shared with members of the CC and they just wanted to mention it as a reminder during the meeting.

The meeting was adjourned at 8:10 PM.