



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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Susan C. Jenness, Assistant

MINUTES

Meeting Date: Wednesday, January 4, 2023, 7:00 PM, Remote Meeting on Zoom

Conservation Commission Members Present: Leo Martin, Maria Rose, Darya Mattes, Rachel Danford, Jamie O'Connell, Charles, Bering

Absent: N/A

Also Present: Paul Pavone, Polina Safran, Laura Laich, Mike McKenney, Anna Yoo MD

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

Martin chaired the meeting.

1. **Public Hearing-** A. (Continuance was requested to February 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

At the request of the applicant, this project is continued to the February 1, 2023, meeting.

2. **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

At the request of the applicant, this project is continued to the February 1, 2023, meeting.

- 3. Public Hearing-** A. 650 Pleasant Street- Mass DEP 321-071- Request for Certificate of Compliance- The demolition of the 1-story portion of the existing building and the construction of a 1-story addition in its place, including restriping of parking, adjusting curb cuts, drainage improvements, and converting a limited number of excess parking spaces to landscaping. Laura Laich, VHB, Representative

Laura Laich appeared to review the request with members of the CC. She explained the request was for the completion of the work on the back of the building that abuts the Charles River. She reported there was a site walk at a time when she was not present but had received a good report with DEP.

Martin and Swan had taken a walk of the site, they observed the trees and the drainage which looked good, and trees appeared to be in good health, and grass had grown in. They agreed things looked good on the site.

Commission inquires

Rose shared a photo she took of the sidewalk and pointed out it appeared very narrow, and conditions present were weeds growing roughly 4 feet tall. She clarified this was not in compliance with the O & M plan and pointed out this is an access path to the grocery store and river, and it looks unsafe for its users. Rose pointed out in the Order of Conditions; the section of the O & M plan that focused on vegetation required the trees would be monitored for 2 growing seasons. McKinney explained that the weeds are grown on an erosion control system that has a wildflower mix which was agreed to in the OOC. Magoon explained that there was a top loam seed mix for stabilization that is made of two different mixes, which could be trimmed back now. Rose clarified that erosion control is no longer needed and this area needs trimming back to 4-5 inches.

Matte reviewed the water quality issues referring to the Order of Conditions number 38 and 39 and inquired if they had been followed through on. 38 requires that periodic cleaning of all drainage structures to be reported to the CC in perpetuity on an annual basis. 39 requires that a report be filed on the water quality in the Charles River at 650 Pleasant St, stating it does not differ significantly, following the completion of the project from the predevelopment condition. O'Connell stated she could not issue a Certificate of Compliance if the reports are not on file. She also stated the O & M plan needs to be attached to the deed at the registry for any future owner of the site.

Laich is going to work on getting the requested issues taken care of and filed with the Office of Conservation. McKinney is going to have the issues that have evolved on the slope and sidewalk requiring maintenance be addressed and reported back to the CC.

- 4. Public Hearing- A. Lot located off 0 Arlington St- Notice of Intent** submitted for the construction of 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

Safran was present to represent the applicant/owner. Martin made a formal request on the record to have the City hire Patrick Garner as a consultant to review the project for the Conservation Commission.

Motion: Rose made a motion that the city hire Patrick Garner to review the project. Bering seconded the motion.

Roll Call: A roll call was taken, and all agree with the motion to hire Patrick Garner for this project.

Safran made a formal request to continue this public hearing to the February 1, 2023, to allow for the hiring of Patrick Garner to assist the Conservation Commission meeting in reviewing this NOI.

Motion: Bering made a motion to allow the continuation of this public hearing as requested by Safran to the February 1, 2023, meeting. O'Connell seconded the motion.

Roll Call: A roll call was taken, and all agreed with the motion made by Bering to continue the public hearing until February 1, 2023.

5. Agent Report

CPC Update- Jamie O'Connell- O'Connell reported that members of the CPC are reviewing the applications for the current projects during the January 19, 2023, meeting. She reported that there is one application for open space at Saltonstall Park, one application for housing at Nichols Ave. and for Historic Preservation she reported there are three applications, one for a master plan review of the historic cemeteries in Watertown, one for a cultural and grounds assessment at the Commanders Mansion, and one at the Fowle House, home of the Historical Society, where there is a project to replace the gutter system, and install a climate control

system upgrade to protect the inside of the house and the artifacts. Martin asked if there was a possibility to request funding during an off cycle. O'Connell reported that nothing has been changed about the application process from last year but she would investigate off cycle requesting further.

Climate and Energy Plan- Swan reported that at the W3C meeting she was informed there may be an NOI coming in soon.

Whitney Hill Signage Update- Magoon reported he is working with the DPW on getting the signage made. Greg St. Louis has agreed to have the signage installed when it is ready,

Ongoing Orders of Conditions- Swan reported she has been attending some training sessions online for training on Orders of Conditions since she began her position the end of November. So far, she has attended trainings that were offered online at both MACC, and one-on-one session with MA. DEP circuit rider.

Rose offered Swan access to some tables she has that track the intervals in Orders of Conditions through each phase of the process to ensure the projects are brought to completion as intended in the conditions. O'Connell informed Swan she was willing to attend construction site visits to support her in her new role as the Conservation Agent for Watertown. Swan, Rose, and O'Connell agreed to talk further about meeting up to work on Orders of Conditions training in Watertown.

Arsenal Park- Magoon reported that the spray park will be out to bid and should be ready for construction by summer. Anna Yoo, MD a resident of Watertown was present and explained that she wanted to suggest that a bubble be built over the tennis court to better serve residents of Watertown which now lacks indoor recreational spaces. Martin explained that fitting of a bubble over the tennis courts may impact other parts of the configurations within the park. O'Connell said she would investigate whether CPC funding might be available for a bubble over the tennis courts. Magoon said in this instance, it might impinge on the skate park and community gardens. He said he would bring up the subject with CDM Smith to get more information about the idea.

- 6. Discussion A. Planning for Whitney Hill Annual Report for 2022 and Public Meeting for Abutters in 2023-** Jenness explained the Whitney Hill Report will need to be ready for the City Manager by around February. She reported she will get an updated abutters list generated to notify all abutters of the park of the public meeting to discuss the report from the previous year, and to allow for them to make contributions to the suggestions for the year 2023.

Martin said he will coordinate the report with Patrick Fairbairn who is now a retired member of the CC. He will clarify the criteria for the stewardship project.

7. **Acceptance of Minutes-** Review and Acceptance of the minutes from the December 7, 2022, Conservation Commission Meeting.

Rose made small updates to the minutes.

Motion: Rose made a motion to approve the minutes as amended. Mattes seconded the motion.

Roll Call: A roll call was taken, and all agreed with the motion to accept the minutes as amended.