



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
Jill Ayers, Member

MINUTES

Meeting Date: Wednesday, June 5, 2024, 7:00 PM, Remote Meeting on Zoom

Conservation Commission Members Present: Maria Rose, Leo Martin, Rachel Danford, Jamie O'Connell, Jill Ayers

Absent: N/A

Also Present: Liam Feeney (Bohler Engineering), Glenn Howard (CDM Smith), Magdalena Lofstedt (CDM Smith), Nick Watkins (CDM Smith), Diane Velardocchia, (CDM Smith), Christopher Lucas (Lucas Environmental), Brian McCarthy (RJ O'Connell), Brian Beck (Solomon Group World Scientists), Ernie Thibido (Watertown), Bob Dirico (Watertown), Elodia Thomas (Resident), and Genie Johnston (Resident).

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

Rose took a roll call and proceeded to chair the meeting.

1. **Call to Order**
2. **Roll Call**
3. **Wetlands Decision:** Request for Extension of Order of Conditions -- 64 Pleasant Street (MassDEP #: 321-0178). Berkely Investments, Property Owner, and Bohler Engineering, Representative.

Liam Feeney (Bohler Engineering) was present to discuss the request for an Extension of the Order of Conditions for a period of two (2) years. Additional time was needed to continue the

monitoring of the plants. There were no questions by the members of the Conservation Commission and no Agent comments.

Motion: Martin made a motion to extend the Order of Conditions (MassDEP #: 321-0178) for a period of two years. Danford seconded the motion.

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

4. **Wetlands Decision:** Request for Certificate of Compliance -- Arsenal Park Phase A (MassDEP #: 321-0169). City of Watertown, Property Owner, and CDM Smith Representative.

Glenn Howard (CDM Smith) was present with Nick Watkins, Dianne Velardocchia, and Magdalena Lofstedt to discuss the request for a Certificate of Compliance (COC).

- Howard clarified that he walked the site with Swan in August of 2023 and again in April 2024. In September 2023, he came to the commission to request an COC, but didn't have an as built plan.
- One of the things in the plan from Phase A that did not get built was the pavilion. They hope to fit the pavilion construction in during the construction of Phase B of Arsenal Park.
- There has been an issue with the back of the Arsenal Park plaza area bordering 100 Forge R/D life science building where there has been flooding into the staircase during large rainstorms. To remedy the issue, they plan to install a trench drain at the top of the staircase and direct the water to the existing detention basin; and place gravel on the other side of the walkway to help slow down runoff onto 100 Forge landscaped areas.

With the nuisance flooding issue yet to be resolved, the Commission felt that the Phase A project was not ready for a COC. After some discussion, the Request for COC was withdrawn. The applicant will return with a request for an Extension of the Order of Conditions for a period of one (1) year prior to the current OOC expiration date.

5. **Wetlands Decision:** Arsenal Park Phase B -- soil surplus and ballfield redesign.

Glenn Howard (CDM Smith) reported there will be significant excess soil to manage on-site due to excavation from the rain gardens and below-grade stormwater systems. Due to the site history, on-site soil management is the preferred route to handle the material. Excess soil management are due to the stormwater permit requirements for Arsenal Park Phase B project. Howard presented a site plan with proposed grading to construct two, large soil mounds with 2,500 CY of soil from excavation work.

Option 1: Create two large soil mounds with 2,500 cubic yards (CY) of excess soil material from the rain garden to be added to the playground area and remove 12 trees to make space for the large mound as part of the playground design.

Although no plans were presented, a second option was suggested by Howard. It may be spread the excess soil across the field, particularly if the existing baseball field is converted to an 11x11 regulation size soccer field. Under this option no trees will need to be removed and the field will be raised by approximately 18 inches.

Commission questions and comments:

- O'Connell inquired as to what types of trees are planned for removal. Watkins said an old maple which is healthy but in a bad location, on the south side a mature cherry trees with die back, on the top right of the site are three medium size cherry trees not in the greatest health. They can provide a report from their arborist.
- Martin commented that the ideal option is not to cut down these trees. He said he was disappointed that the plans did not include the total soil displacement, and that they should have seen documentation of these proposed changes in the material packet, prior to having a discussion on this new material.
- Rose said she would like to see landscape renderings to depict the view from the north and south sides of the parking lot looking towards the playground; she is concerned the 10 ft high soil mounds would obscure the sight line of parents watching their kids play from the parking lot if decide to move forward with first proposed placement.

Comments from the Public:

- Bob Dirico, Watertown DPW, stated the baseball field at Arsenal Park is underutilized. He prefers the idea of a 11x11 regulated soccer field and if they are doing the field over, it needs to be done correctly.
- Ernie Thibideau, Watertown Recreation, agrees with Dirico about the idea for an regulation size 11x11 soccer field.
- Libby Shaw, Resident, said she is very concerned with the first proposal to remove the trees to resolve an issue with soil capacity. She clarified that tree dieback is a tree that needs to be pruned properly.
- Elodia Thomas, Resident, agrees with the comments by Dirico and Shaw. She said if there is a concern over funding, addressing the irrigation, and to see the fields done correctly, the City should apply for CPA funding.

Rose stated she did not have enough information to make conclusive decisions at this meeting. She asked Howard to come back to the next meeting with the tree report, graphics of the mound and that this may be a good reason to go and visit the site to see how people can view their children from the parking lot. Rose urged Howard if they need more funding, to go to CPC to learn more, and asked Swan to draft a memo for CDM Smith summarizing our discussion on this topic.

6. **Public Hearing:** 10-30 Manley Way Notice of Intent submitted for the re-purposing of the existing structure at 10 Manley Way, Watertown, MA. For light industry, lab/R&D/non-nuisance manufacturing or warehousing use. Proposed work is within the locally regulated 150 ft. Buffer zone and state regulated 100 ft buffer zone that includes new landscaping, new stormwater retention system, and fostering connectivity from Walker Pond to the rear of the

site. PPF Industrial 20 Seyon, LLC c/o Morgan Stanley Real Estate, Property Owner, and Christopher Lucas, Representative.

The proposed work:

- NOI filed for the proposed work within the locally regulated 150 ft buffer zone and state regulated 100 ft buffer zone with associated resource areas - Bordering Vegetated Wetland (BVW) and Inland Bank (Bank).
- Proposed project within the buffer zone to remove the pavement from part of the fire access road (reduce impervious pavement), new stormwater outfall, replace part of sewer line, and install an infiltration gallery under the truck turnaround area, and mitigation planting within the bank.
- The overall site redevelopment includes the redevelopment of the building for light industry, lab R&D/non-nuisance manufacturing, and warehouse use. The site reduces impervious pavement with increased green space, additional stormwater infiltration, increased pedestrian access from Walker Pond and pedestrian path (shared easement from 10-30 Manley and Repton). The project was approved for a special permit by the planning board on May 8, 2024.

From discussion from members of the Commission and applicant, a list of issues will be worked on prior to the next meeting:

- Can any outfalls to the pond be removed?
- Stormwater easement agreement between applicant and City under truck turnaround
- How many trees will be impacted by this project?
- Clarify the condition of sewer pipe to the north.
- Clarify the discrepancy between impervious area calculation on the plans versus in stormwater report.
- Document snow storage in O+M plan and consider low-salt procedures or salt alternatives within the 100 foot buffer (low salt)
- Documentation of Spill procedures in the O+M plan or Long-Term Pollution Prevention Plan
- Clarification if the existing vortex unit has been maintained

Lucas made a formal request to continue the public hearing to the July 10, 2024, Conservation Commission meeting.

7. Updates:

A. Nomination and vote for Vice Chair:

Motion: Martin made a motion for O'Connell to be the vice chair of the Conservation Commission. Danford seconded the motion.

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

B. CPC Update: No update

C. Agent Report

- Swan reported that the Arsenal Park Phase B is coming along – met with Quirk and DPW for pre-construction erosion control site walk and has been attending bi-weekly meetings/site visits.

8. Minutes from the May 9, 2024, Conservation Commission Meeting were approved.

Motion: O’Connell made a motion to accept the minutes from the May 9, 2024, CC meeting. Martin seconded the motion.

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

9. Meeting Adjournment

Motion: O’Connell made a motion at 9:58 pm to adjourn the Conservation Commission meeting. Martin seconded the motion.

Roll Call: All members present were polled, and all agreed with the motion made to adjourn the meeting at 9:58 pm.