



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
Patrick Towler, Member

MINUTES

Meeting Date: Wednesday, July 10, 2024, 7:00 PM, Remote Meeting on Zoom

Conservation Commission Members Present: Maria Rose, Leo Martin, Rachel Danford, Jamie O'Connell, and Patrick Towler

Absent: Jill Ayers

Also Present: Brian McCarthy (RJ O'Connell), Chris Lucas (Lucas Environmental), Adrian Nial (Reed Hildebrand), William York, Esq., Cathy Bell (NBBJ), Haoyu Zhao (Reed Hildebrand), Brian Beck (RJ O'Connell), Michelle Lower (Alexandria Real Estate), Taylor Donovan (VHB), Conor Nagle (VHB), Glenn Howard (CDM Smith), Nicole Gardner (City Councilor), Paula McKan (Resident), Lauren S. (Resident), and Janice Tilson (Resident)

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

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

1. **Call to Order**
2. **Roll Call**
3. **Public Hearing:** 10-30 Manley Way (Mass DEP #: 321-0188): 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. The proposed work is within the locally regulated 150-ft Buffer Zone and state-regulated 100-ft buffer zone. The

proposed work includes new landscaping, a new stormwater retention system, and a pedestrian walkway easement to the City of Watertown to foster 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 project includes:

- Work within the locally regulated 150 ft buffer zone and state-regulated 100 ft buffer zone.
- Removing pavement from part of the fire access road (reduce impervious pavement), a new stormwater outfall, replacing part of sewer line, and installing an infiltration gallery under the truck turnaround area.
- Redevelopment of the building for light industry, lab R&D/non-nuisance manufacturing, and warehouse use.

The project would reduce impervious pavement and increase green space, add more stormwater infiltration, increased pedestrian access from Walker Pond, and a 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.

Members of the Commission discussed the applicant's responses to questions raised during the previous hearing on June 5th (below is a list of questions from the Commission and responses are from the applicant):

1. Can any outfalls to the pond be removed?
 - a. 12-inch clay pipe outfall on the northwest of the property was abandoned from the roof drain of the old building as an onsite outfall and it will be removed from the site.
2. Stormwater easement agreement between applicant and City under truck turnaround
 - a. A memo will be sent to Tyler Glode regarding the truck turnaround area.
3. How many trees will be impacted by this project?
 - a. Impact on trees update, they inspected trees making note all were 6 in or greater as determined and listed in a table, by Lucas. Seven (7) trees need removal, one (1) is a dead maple, and there are numerous invasives.
4. Clarify the condition of the sewer pipe to the north.
 - a. The city is using the area for staging which conflicts with the ability to access the sewer with cameras.
5. Clarify the discrepancy between impervious area calculation on the plans versus in the stormwater report.
 - a. The total proposed reduction of Impervious area is 9,952 square feet (sf)

6. Document snow storage in the O+M plan and consider low-salt procedures or salt alternatives within the 100-foot buffer (low salt).
 - a. The procedures for Snow Storage and Maintenance will be entered into the O & M plan including the adjusted Calcium Chloride Rate. The normal boundary of the buffer zone is 150 feet.
7. Documentation of Spill procedures in the O+M plan or Long-Term Pollution Prevention Plan.
 - a. Hazardous Content Spill and prevention control will be worked out with the Fire Department.
8. Clarification if the existing vortex unit has been maintained
 - a. The vortex unit has been maintained and a copy of the receipt was provided.

Lucas made a formal request to continue the public hearing to the September 4, 2024, Conservation Commission meeting to follow up on items # 3, 4, and 7.

Motion: Martin made a motion to continue the public hearing to the September 4, 2024, Conservation Commission meeting.

Roll Call: O'Connell, Danford, Rose, and Towler all agree with the motion made by Martin.

4. **Public Hearing:** 480-550 Arsenal Street, Watertown Mall (Mass DEP #: 321-0189): Notice of Intent submitted for the redevelopment of three parcels (31.4 acres) located at 480 Arsenal Way, 500 Arsenal Street, and 550 Arsenal Street in Watertown, Massachusetts into a campus of office, residential, lab, and retail uses with two multi-story parking garages. Proposed work is within the locally regulated 150-ft. buffer zone and state-regulated 100-ft. buffer zone and associated resource areas including inland bank, bordering vegetated wetland riverfront areas, and isolated vegetated wetland that includes an increase in open space and landscaping improvements and stormwater improvements.

O'Connell recused herself due to a possible conflict of interest with the project.

Proposed work:

- NOI filed for the proposed work within the locally regulated 150-ft buffer zone and state-regulated 100-ft buffer zone.
- The project proposes redeveloping three parcels (31.4 acres) located at 480 Arsenal Way, 500 Arsenal Street, and 550 Arsenal Street in Watertown, Massachusetts into a campus of office, residential, lab, and retail uses with two

multi-story parking garages. The project would increase open space and includes landscaping and stormwater improvements. Stormwater improvements include several micro forests behind the Mall including a multi-use pathway and play area that connects to the existing Greenway path to the campus.

Public Comments:

- Courtney Petrarca commented she loved the forest and play space. She mentioned that she has noticed on Laurel Street no one is taking care of the trees, and many are decaying and dying. She liked the Cypress Street connection to this development.
- Lauren, a resident, commented as a side note, that no one takes care of the trees and the open space between Melendy Ave and Oak St. Nicole Gardner, City Councilor replied to Lauren's comment that the City had been actively working with the owner and they are in the process of cleaning up the area referenced in the comment. She explained there may be a lag at the end of the fiscal year, but it should begin soon.

Commission Comments and Questions:

- Martin noted a long-term plan for the health of the vegetation of the green space and a maintenance plan and who would pay for that. Would like to see more details about Phase 1 at the next meeting.
- Rose noted that the proposal seems in line with what the Commission would want, and the infiltration galleries were well done.
- Danford liked the Miyawaki Forest and was happy to see a lot of pavement being removed.
- Martin asked for the next meeting for submittal to only show Phase 1 of development.

Michelle Lower of Alexandria Real Estate said they are excited about these plans impacting the west side of Arsenal St. to the northern neighborhoods which will make for a strong connection point with lots of green space. She indicated they will work with Target closely when the time comes to develop more green space.

Motion: Martin made a motion to continue the public hearing to the September 4, 2024, CC meeting. Danford seconded the motion.

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

5. **Wetland Decision:** Arsenal Park Phase B (Mass DEP #: 321-0181): Glenn Howard, CDM Smith, provided an update that the City of Watertown plans to build a soccer field in the location of the baseball field. Excess soil excavated during the park renovation will

be used to create the soccer field. CDM Smith will provide an update on the proposed design at the September meeting.

6. Updates:

A. Watertown Square: The chair inquired to the Commission if they want to submit a comment letter for the third public meeting regarding the Watertown Square/MBTA Communities Act.

Motion: O'Connell made a motion to write a comment letter. Danford seconded the motion.

Roll Call: All agreed with the motion made by O'Connell.

B. Faire on the Square: Swan reminded members that Faire on the Square is happening on September 21, 2024.

C. CPC Update: O'Connell updated members that project eligibility forms will be due at the end of the month.

D. Agent Report

- Arsenal Park Phase B progress update- Swan has participated in Phase B Update meetings and site visits during July and August.
- Swan spotted unauthorized work in the Riverfront Area at Arsenal Yards. She has been in touch with Andrew Copelotti, principal of Boylston Properties. Rose asked her to write a letter on the violation for the record.

7. Minutes from the June 5, 2024 Conservation Commission meeting were approved.

Motion: Danford made a motion to accept the minutes as modified. O'Connell seconded the motion.

Roll call: Members were polled, and all agreed with the motion made by Danford.

8. Meeting Adjournment

Motion: O'Connell made a motion at 10:33 pm to adjourn the Conservation Commission meeting. Danford seconded the motion.

Roll Call: All members present were polled, and all agreed with the motion made to adjourn the meeting at 10:33 pm.