



CITY OF WATERTOWN

Conservation Commission

Leo G. Martin, Chair
Maria . Rose, Vice Chair
Charles Bering, Member
Patrick Fairbairn, Member
Jamie O'Connell, Member
Darya Mattes, Member

The Conservation Commission of the City of Watertown will hold a public meeting on Wednesday, the 1st DAY of June, 2022 at 7:00 p.m. in accordance with Chapter 20 of the Acts of 2021. This meeting has only remote opportunities for participation with public access provided as follows:

CONSERVATION COMMISSION MEETING WEDNESDAY, JUNE 1, 2022 AT 7:00 PM AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=1>
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/99597080710>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: **995 9708 0710**
- D. Public may comment through email: lschwab@watertown-ma.gov

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- 1. Public Hearing-
 - A. **Public Hearing (continuance has been requested to July meeting)- Notice of Intent- 0 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.
 - 2. Public Hearing-
 - A. **Public Hearing- Request for Determination of Applicability- (continuance has been requested to the July meeting).** 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

3. Public Hearing-
 - A. **Public Hearing- Notice of Intent-** 1 Paramount Pl (John Ryan rink property)- to add an 8-ft stone dust path along Charles River. Steve Magoon, Applicant; City of Watertown, Owner.
4. Agent Report
 - A.
 - a. CPA Update by Jamie O'Connell
 - b. Climate Energy Plan
 - c. Ongoing Orders of Conditions
 - d. Arsenal Park
 - e. Whitney Hill additional signage memo
5. Acceptance of Minutes
 - A. Review and Acceptance of Minutes from March 2, 2022 meeting
Review and Acceptance of Minutes from the May 4, 2022 meeting



1 Paramount Place, Watertown, MA

Notice of Intent Narrative

May 2022

Owner: City of Watertown

Applicant: Steve Magoon, Department of Community Development and Planning

Contents:

1. Application Narrative
2. Project locus map
3. WPA form 3- NOI application
4. Watertown Wetlands Ordinance Application for Permit
5. Watertown Wetlands Ordinance Fee Transmittal Form
6. Proposed conditions site plan with wetland delineations
7. Wetland delineation memo
8. Abutters map, list, and letter
9. Context email from DCDP describing intent and larger vision for riverfront pathway connections
10. Paramount Place deed documentation

1 Paramount Place Notice of Intent: Application Narrative

Introduction

The Watertown Department of Community Development and Planning is proposing to construct 8-foot wide stone dust pathways on the City-owned parcel located at 1 Paramount Place (John A. Ryan Skating Arena). The purpose of this work is to connect a new pathway along the Charles River between the planned path on the adjacent property to the west (580 Pleasant St) and the paths of the DCR park on the adjacent property to the east (Cannalonga Memorial Park). This path extension will further the stated goals of the City's 2015 Comprehensive Plan and 2021 Bicycle and Pedestrian Plan to create enhanced connections along the Charles River. It also accomplishes a safe pedestrian route from the riverfront walk up to Paramount Place and Pleasant Street beyond.

The pathway construction will be carried out in direct coordination with stone dust pathway construction on the adjacent site at 580 Pleasant Street, which is currently under construction. The portion of riverside pathway on 580 Pleasant St was approved by the Watertown Conservation Commission as part of an NOI filed relative to the redevelopment of that site; an Order of Conditions was issued in March of 2021. The two section of pathway can be thought of as one cohesive path extension occurring across two properties; the material, width, and method of construction will be the same, and the work will be carried out by one professional team.

The exact location of the pathways on the 1 Paramount Place property will be determined in the field in coordination with the Conservation Agent in order to avoid existing tree loss.

Limited Project Status

We are requesting that this be considered a Limited Project under the Wetlands Protection Act, due to the provision concerning construction of footpaths, cited below:

310 CMR 10.53(6) Notwithstanding the provisions of 310 CMR 10.58, the Issuing Authority may issue an Order of Conditions permitting as a limited project the construction, rehabilitation, and maintenance of footpaths, bikepaths, and other pedestrian or nonmotorized vehicle access to or along riverfront areas but outside other resource areas, provided that adverse impacts from the work are minimized and that the design specifications are commensurate with the projected use and are compatible with the character of the riverfront area. Generally, the width of the access shall not exceed ten feet of pavement, except within an area that is already altered (e.g., railroad beds within rights of way). Access shall not be located in vernal pools or fenced in a manner which would impede the movement of wildlife.

The wetlands regulations establish provisions for commissions, upon review, to allow certain *regulatable* activities even though they may not meet the performance standards otherwise required for work in certain wetland resource areas.

The *regulations* at 310 *CMR* 10.53(6) [\[PDF\]](#) establish a “limited” project giving the conservation commission discretionary authority to allow the “construction, rehabilitation, and maintenance of footpaths, bike paths, and other pedestrian or non-motorized vehicle access to or along riverfront areas.”

Certain conditions must be met:

- The path cannot be in another resource area or a vernal pool;
- The design must be compatible with the character of the Riverfront Area;
- Adverse impacts must be minimized;
- Any fencing must allow wildlife to move freely; and
- The maximum paved width must be ten feet (with some exceptions).

It is DCDP’s conclusion that all of the above conditions are being met with this proposal.

Wetland Resource Areas

Wetland delineation was completed in April 2022 by VHB and a delineation memo is attached to this application. Wetland resource areas identified on or near the Project Site include Bank and Riverfront Area. These resources are defined under the WPA Regulations (310 *CMR* 10.00) as follows:

- **Bank:** As defined at 310 *CMR* 10.54 (2), a Bank is the portion of the land surface, which normally abuts and confines a water body. The upper boundary of Bank is the first observable break in slope.
- **Riverfront Area (RA):** As defined at 310 *CMR* 10.58 (a)(3), RA is “the area of land between a river’s mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away.”

Riverfront Area

A 200-foot Riverfront Area associated with the Charles River extends from the edge of Bank. A corridor of Riverfront Area adjacent to the Bank is forested and undeveloped. Riverfront Area that extends onto the Project Site is previously developed and degraded, containing grass, buildings and pavement. Total area of Riverfront Area on the site of the proposed project is 49,914 square feet. 2,990 square feet of that is on what is referred to on the plan set as a “private way parcel,” but that is in fact an easement and is thus Town property. Deed documentation is attached to this application.

Buffer Zone

The WPA regulations (310 *CMR* 10.02(2)(b)) establish a 100-foot buffer zone from the limits of Bank described above. The buffer zone on the Project Site is previously disturbed by paved surfaces and the existing rink building.

Locally Established Areas

The Watertown Wetlands Ordinance assigns a 50-foot No Build Zone and a 150-foot buffer zone from the edge of Bank. The outer buffer zone on the Project Site is previously disturbed by paved surfaces and existing rink building. The 50-foot NBZ is primarily forested, although a small stretch of existing concrete path sits within the NBZ at the southeast corner of the rink building.

Work in Wetland Resource Areas

Riverfront Area

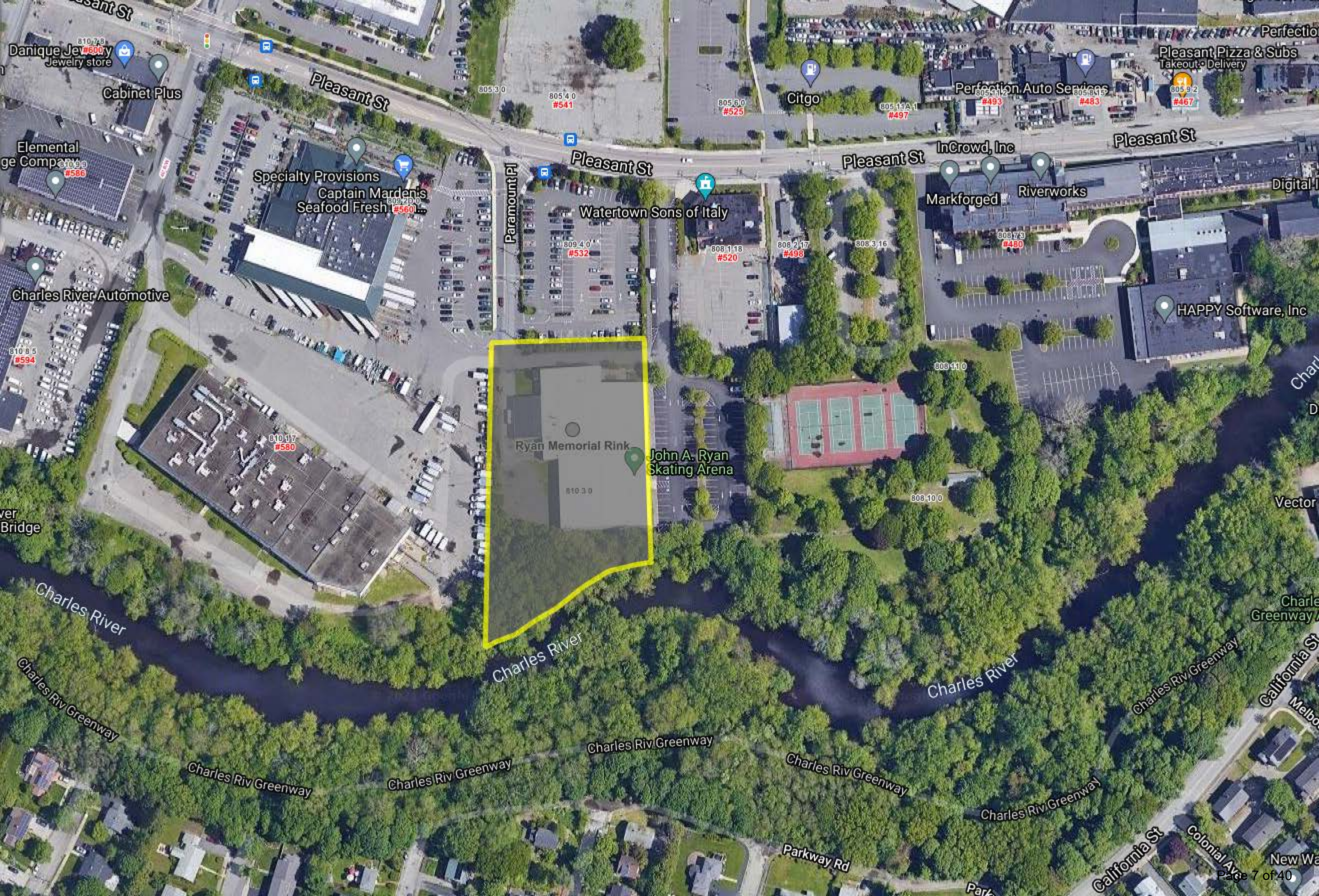
The total proposed alteration of Riverfront area is 2,753 square feet; 2,014 square feet within the inner riparian zone (within 100 ft) and 739 square feet within the outer riparian zone (100-200 ft). The location of the pathway is approximated on the plan drawings; final and exact location of the path will be determined on-site with the Conservation Agent in order to avoid any loss of existing trees.

Locally Established 50-foot No Build Zone

A small portion of the proposed pathway overlaps with the locally established no build zone. The total proposed area of constructed stone dust path within the 50' NBZ equals 140 square feet.

Erosion Control Measures

Prior to construction of the stone dust path, erosion control measures consisting of a siltsock and silt fence barrier will be placed on site according to the plan drawing (see inset for more details). Erosion controls will be inspected periodically and after all storm events, and repair or replacement shall be performed promptly as needed. All erosion controls will be inspected by the Conservation Agent prior to the beginning of work.





Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **WATERCC**

Transaction ID: **1370717**

Document: **WPA Form 3 - NOI**

Size of File: **246.30K**

Status of Transaction: **In Process**

Date and Time Created: **5/12/2022:10:05:52 AM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.

Massachusetts Department of Environmental
Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1370717
City/Town:WATERTOWN

A.General Information

1. Project Location:

a. Street Address	1 PARAMOUNT PL	c. Zip Code	02472
b. City/Town	WATERTOWN	e. Longitude	71.20910W
d. Latitude	42.36508N	g. Parcel/Lot #	3-0
f. Map/Plat #	810		

2. Applicant:

☐ Individual ☒ Organization

a. First Name	STEVE	b. Last Name	MAGOON
c. Organization	CITY OF WATERTOWN		
d. Mailing Address	149 MAIN ST		
e. City/Town	WATERTOWN	f. State	MA
g. Zip Code	02472		
h. Phone Number	617-972-6417	i. Fax	
j. Email	smagoon@watertown-ma.gov		

3. Property Owner:

☐ more than one owner

a. First Name	STEVE	b. Last Name	MAGOON
c. Organization	CITY OF WATERTOWN		
d. Mailing Address	149 MAIN ST		
e. City/Town	WATERTOWN	f. State	MA
g. Zip Code	02472		
h. Phone Number	617-972-6417	i. Fax	
j. Email	smagoon@watertown-ma.gov		

4. Representative:

a. First Name		b. Last Name	
c. Organization			
d. Mailing Address			
e. City/Town		f. State	
g. Zip Code			
h. Phone Number		i. Fax	
j. Email			

5. Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid
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6. General Project Description:

INSTALLATION OF 8 FT WIDE STONE DUST PATHS TO CONNECT PEDESTRIAN ACCESS ALONG CHARLES RIVER WATERFRONT AND NORTH TO PARAMOUNT PLACE

7a. Project Type:

- | | |
|---|--|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Limited Project Driveway Crossing | 4. ☐ Commercial/Industrial |
| 5. ☐ Dock/Pier | 6. ☐ Utilities |
| 7. ☐ Coastal Engineering Structure | 8. ☐ Agriculture (eg., cranberries, forestry) |
| 9. ☐ Transportation | 10. ☒ Other |

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310

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CMR 10.53 (inland)?

1. ☒ Yes ☐ No If yes, describe which limited project applies to this project:
2. Limited CONSTRUCTION, REHABILITATION, AND MAINTENANCE OF FOOTPATHS, BIKE PATHS, AND
Project OTHER PEDESTRIAN OR NON-MOTORIZED VEHICLE ACCESS TO OR ALONG RIVERFRONT AREAS
(310 CMR 10.53(6))

8. Property recorded at the Registry of Deeds for:

a. County: b. Certificate: c. Book: d. Page:
SOUTHERN MIDDLESEX 144685

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☒ Bank	0 1. linear feet	0 2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. ☐ Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	Charles River 1. Name of Waterway (if any)	
2. Width of Riverfront Area (check one)	☐ 25 ft. - Designated Densely Developed Areas only ☐ 100 ft. - New agricultural projects only ☒ 200 ft. - All other projects	
3. Total area of Riverfront Area on the site of the proposed project		46924 square feet
4. Proposed Alteration of the Riverfront Area:		

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2734

a. total square feet

1872

b. square feet within 100 ft.

862

c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☒ Yes ☐ No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area

Size of Proposed Alteration

Proposed Replacement (if any)

a. ☐ Designated Port Areas

Indicate size under

Land under the ocean below,

b. ☐ Land Under the Ocean

1. square feet

2. cubic yards dredged

c. ☐ Barrier Beaches

Indicate size under Coastal Beaches and/or Coastal Dunes, below

d. ☐ Coastal Beaches

1. square feet

2. cubic yards beach nourishment

e. ☐ Coastal Dunes

1. square feet

2. cubic yards dune nourishment

f. ☐ Coastal Banks

1. linear feet

g. ☐ Rocky Intertidal Shores

1. square feet

h. ☐ Salt Marshes

1. square feet

2. sq ft restoration, rehab, crea.

i. ☐ Land Under Salt Ponds

1. square feet

2. cubic yards dredged

j. ☐ Land Containing Shellfish

1. square feet

k. ☐ Fish Runs

Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above

1. cubic yards dredged

l. ☐ Land Subject to Coastal

Storm Flowage

1. square feet

4.Restoration/Enhancement

☐ Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

□ **Massachusetts Department of Environmental Protection**

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a. square feet of BVW

b. square feet of Salt Marsh

5. Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. ☐ Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

3. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a. ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

b. ☐ Photographs representative of the site

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

d. ☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

□ **Massachusetts Department of Environmental Protection**

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City/Town:WATERTOWN

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office.
For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☒ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☐ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

Massachusetts Department of Environmental Protection

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b. ☒ No, Explain why the project is exempt:

1. ☐ Single Family Home
2. ☐ Emergency Road Repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s)).
4. ☒ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

LAYOUT AND
MATERIALS PLAN

HUGH HAHN

5/10/22 1:30

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☐ Attach NOI Wetland Fee Transmittal Form.
9. ☐ Attach Stormwater Report, if needed.

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Provided by MassDEP:
MassDEP File #:
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City/Town:WATERTOWN

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
6. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant	2. Date
3. Signature of Property Owner(if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:
City/Town: WATERTOWN

A. Applicant Information

1. Applicant:

a. First Name	STEVE	b. Last Name	MAGOON
c. Organization	CITY OF WATERTOWN		
d. Mailing Address	149 MAIN ST		
e. City/Town	WATERTOWN	f. State	MA
		g. Zip Code	02472
h. Phone Number	6179726417	i. Fax	
		j. Email	smagoon@watertown-ma.gov

2. Property Owner: (if different)

a. First Name	STEVE	b. Last Name	MAGOON
c. Organization	CITY OF WATERTOWN		
d. Mailing Address	149 MAIN ST		
e. City/Town	WATERTOWN	f. State	MA
		g. Zip Code	02472
h. Phone Number	6179726417	i. Fax	
		j. Email	smagoon@watertown-ma.gov

3. Project Location:

a. Street Address	1 PARAMOUNT PL	b. City/Town	WATERTOWN
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Are you exempted from Fee? ☐

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$	\$	\$



Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Conservation Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

WATERTOWN WETLANDS ORDINANCE Application for Permit/Determination

Application for:

- ☐ Request for Determination of Applicability ☒ Notice of Intent
☐ Other

Owner*		Applicant	
Name	City of Watertown	Name	Steve Magoon
Street	149 Main St	Street	
City	Watertown	City	
State	MA	State	
Zip	02472	Zip	
Phone	617-972-6417	Phone	
e-mail		e-mail	smagoon@watertown-ma.gov

**Name(s) and address(s) under which title of property is recorded at Registry of Deeds.*

1. Location of site where work is proposed: 1 Paramount Place

Town of Watertown Assessor's Information:

Map: 810 Lot: 3-0 Block:

2. Briefly describe the proposed work:

Installation of 8 ft wide stone dust paths to connect pedestrian access along

Charles River waterfront and north to Paramount Place

3. Are there any impediments to accessing the site? ☒ No ☐ Yes

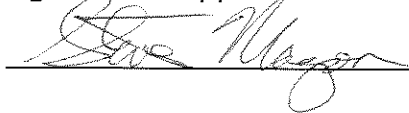
If yes, what are they (fence, dog, topography, etc.):

If yes, what arrangements have been or will be made to ensure that the Conservation Commission members and designated representatives have safe and easy access to the site?

- _____
- _____
- _____
6. Do you understand that notification of this application and the Public Hearing will be published in a newspaper of local circulation at your expense? Please check-off appropriate box: ☒ Yes ☐ No
7. How much is the filing fee, for this project, under the local ordinance? And under the Wetlands Protection Act?
- § exempt
(See Fee Schedule). Make check payable to the Town of Watertown.
- § exempt
(See NOI Wetland Fee Transmittal Form wpaform3.doc) Make check payable to the Watertown Conservation Commission)

I hereby certify, under the pains and penalties of perjury, that the contents of this application are true and complete.

Signature of Applicant:



Date: _____

By signing this application the owner grants permission to the Conservation Commission for its members and designated representative to enter upon the premises of the site.

Signature of Owner:

Date: _____

Waiver

If the next regular meeting of the Conservation Commission is not within 21 days of submission of this filing, or if the agenda for the next regular meeting is full, I waive the 21 day requirement and agree to a later date for this Hearing no later than the next regular scheduled meeting or 30 days from the date of the filing a complete application (whichever is less).

Signature of Applicant:

_____

Date: _____



Town of Watertown
 Administration Building
 149 Main Street
 Watertown, Massachusetts 02472
Conservation Commission
 Tel: (617) 972-6426 • Fax: (617) 972-6484

WATERTOWN WETLANDS ORDINANCE Fee Calculation and Transmittal Form

Owner		Applicant	
Name	City of Watertown	Name	Steve Magoon
Street	149 Main St	Street	
City	Watertown	City	
State	ma	State	
Zip	02472	Zip	
Phone	617-972-6417	Phone	
e-mail		e-mail	smagoon@watertown-ma.gov

Project Location:

1 Paramount Place

Any person filing an Application for Permit/RDA/NOI pursuant to the Ordinance shall, at the same time, pay a filing fee in accordance with the Filing Fee Schedule contained in the *Rules and Regulations for the Administration of the Watertown Wetlands Ordinance of 2008*. Municipal agencies are exempt from this requirement.

A. Fee Schedule:

Project Size	Fees
Less than 1,000 sq. ft.	\$50.00
1,000 sq. ft. to less than 2,000 sq. ft.	\$100.00
2,000 sq. ft. to less than 3,000 sq. ft.	\$150.00
3,000 sq. ft. to less than 4,000 sq. ft.	\$200.00
4,000 sq. ft. to less than 5,000 sq. ft.	\$250.00
5,000 sq. ft. to less than 6,000 sq. ft.	\$300.00
6,000 sq. ft. to less than 10,000 sq. ft.	\$400.00
10,000 sq. ft. to less than 15,000 sq. ft.	\$500.00
15,000 sq. ft. to less than 20,000 sq. ft.	\$650.00
20,000 sq. ft. to less than 30,000 sq. ft.	\$750.00
30,000 sq. ft. to less than 50,000 sq. ft.	\$850.00
50,000 sq. ft. or greater	\$1000.00

Project Fee

Fee Exemption

The Commission may waive the filing fee for an Application or Request for Determination filed by a government agency, for an RDA filed by a person having no financial connection with the subject property, for any projects whose sole effect is to substantially enhance a Resource Area, or for other reasonable grounds as determined by the Commission at its discretion.

filed by government agency

Grounds for Exemption (to be filled out by CC staff)

Signature of Owner or Applicant: _____

Date: _____

Enclose this form with a check or money order for the calculated amount payable to the Town of Watertown with the Application for Permit or Request for Determination of Applicability. These fees are non-refundable.

Please note this payment does not relieve the Applicant from the further fee requirements as stated in the Wetlands Protection Act Regulations MGL Chapter 44, Section 53G.



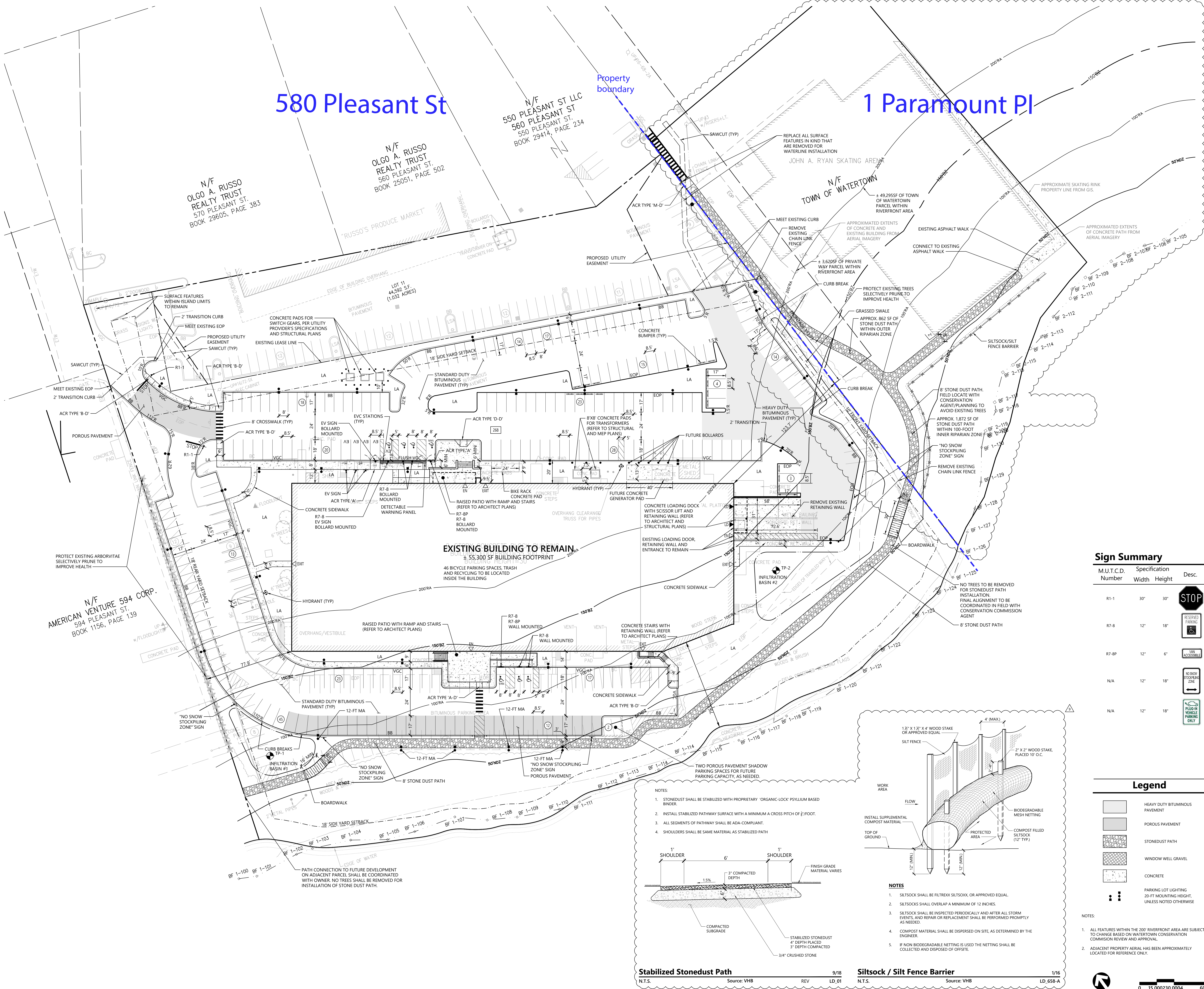
05/10/22

- 9 NEW WETLAND DELINEATION AND BUFFER ZONES 05/06/2022
8 STONE DUST PATH AREA ON TOWN PROPERTY 11/05/2021
7 LEVEL 1 FLOOR ELEVATION 10/12/2021
6 FINAL CD SET 07/26/2021
5 PROGRESS CD SET 07/06/2021
4 PEDESTRIAN PATH ALTERATIONS 06/16/2021
3 ISSUED FOR CONSTRUCTION 06/04/2021
2 DESIGN DEVELOPMENT 05/03/2021
1 SCHEMATIC DESIGN 02/18/2021

SCALE: AS NOTED
PROJECT #: 2019072
REVIEWED BY: MMM, GHG
DATE: 06/04/2021

Layout and
Materials Plan

C2.00



Field Notes

To: File

Date: April 29, 2022

Prepared By: Klaire Gubler

Project No.: 15693.00

From: Klaire Gubler

Project Name: Wetland Delineation
1 Paramount Pl, Watertown, MA 02472

On April 28, 2022, VHB personnel (Klaire Gubler) delineated wetland resource areas at 1 Paramount Place in Watertown. Resource areas were delineated with respect to the federal Clean Water Act (CWA), the Massachusetts Wetlands Protection Act (WPA), and the Watertown Wetlands Ordinance (Ordinance). This memorandum describes the wetland resources located on/proximal to the Project Site, and the regulatory status of each of the wetland areas.

Wetland Descriptions

Table 1 lists the wetland resource areas delineated on the date listed above.

Table 1 Delineated Resource Areas

Flag Numbers	Resource Type	Description
BF2-100 to BF2-120	Bank	The northern bank of Charles River was flagged from east to west beginning to the east of the Project Site parking lot and stopping when the previous VHB bank flags were reached at the adjacent construction site (580 Pleasant St) to the west.

Source: VHB, 2021

Wetlands

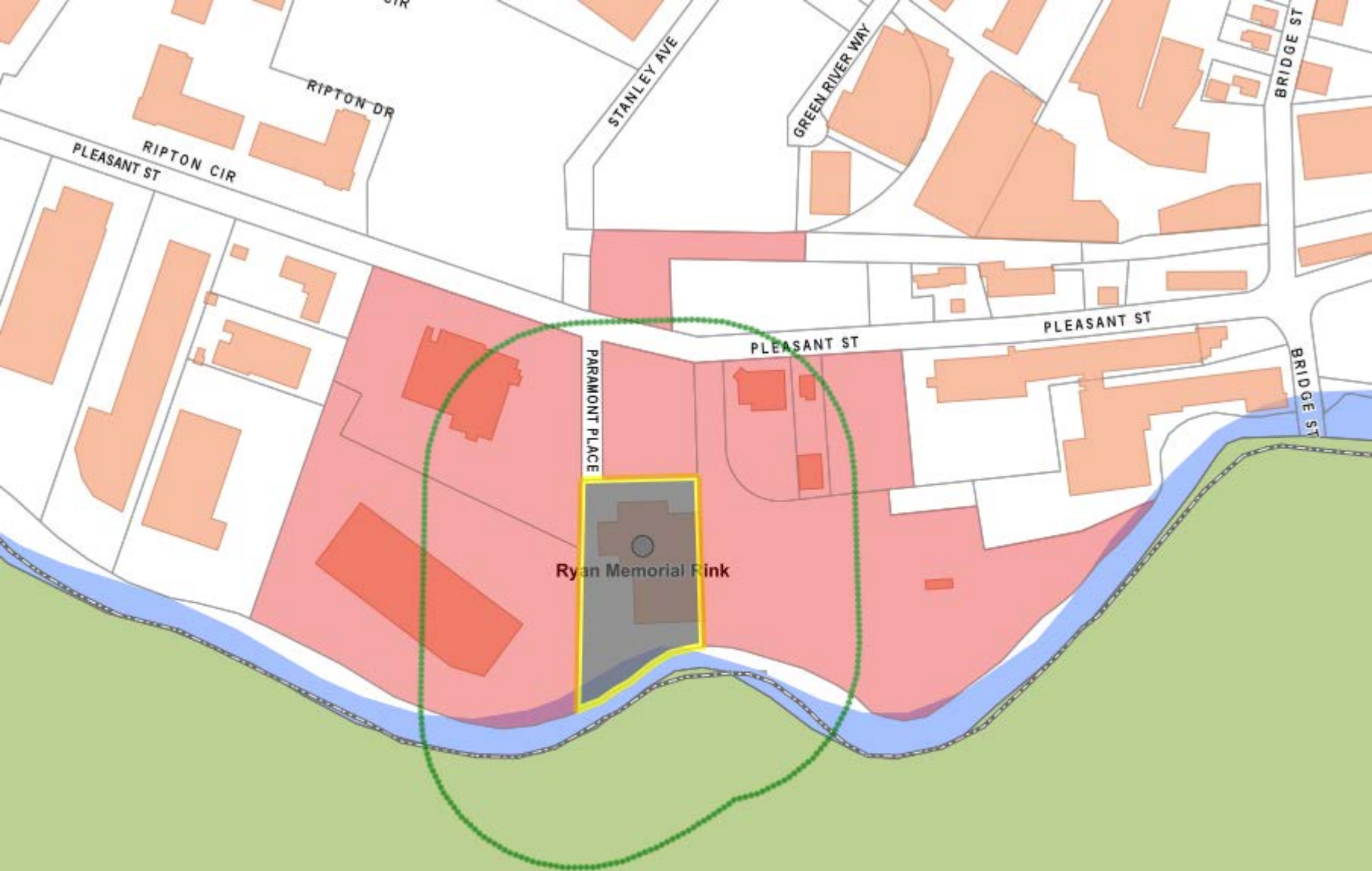
There were no mapped wetlands within the delineated areas.

Streams and Riverfront Area

The Charles River is a perennial river located to the south of the Project Site. The bank is located at the toe of a steep slope topographically downgradient to the south of the developed portion of the property. Portions of the slope contain old concrete blocks and other trash and debris. The area adjacent to the bank is vegetated by several invasive species including Japanese knotweed (*Fallopia japonica*), Japanese barberry (*Berberis thunbergia*), ground ivy (*Glechoma hederacea*) and Oriental bittersweet (*Celastrus orbiculatus*). The bank was marked with blue flagging: BF2-100 to BF2-120.

Jurisdictional Areas

All delineated wetland resource areas are jurisdictional under the CWA, WPA, and Ordinance.



Parcel ID: 810 3 0
WATERTOWN, TOWN OF
149 MAIN ST
WATERTOWN, MA 02472

Parcel ID: 805 4 0
VBR LLC
52 OAK TRAIL
BOLTON, MA 01740

Parcel ID: 808 10 0
COMMONWEALTH OF
DEPT OF CONSER. &
251 CAUSEWAY ST. STE 600
BOSTON, MA 02114

Parcel ID: 808 1 18
NEW WATERTOWN LODGE LAND
520 PLEASANT ST
WATERTOWN, MA 02472

Parcel ID: 808 2 17
SEMENTELLI JENNIFER D
SEMENTELLI REALTY TRUST
24 MARION ST
NEWTON, MA 02465

Parcel ID: 808 3 16
COMMONWEALTH OF
DEPT OF CONSER. &
251 CAUSEWAY ST. STE 600
BOSTON, MA 02114

Parcel ID: 809 2D 0
RUSSO OLGO A TRUSTEE
OLGO A RUSSO REALTY
560 PLEASANT ST
WATERTOWN, MA 02472

Parcel ID: 809 4 0
A RUSSO & SONS INC
560 PLEASANT ST
WATERTOWN, MA 02472

Parcel ID: 810 1 7
FLUID MANAGEMENT SYSTEMS
580 PLEASANT ST
WATERTOWN, MA 02472



City of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Conservation Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

NOTICE

Pursuant to the provisions of Massachusetts Wetlands Protection Act (G.L. Ch. 131, § 40) and the Watertown Wetlands Ordinance, the Watertown Conservation Commission will hold a remote public hearing on **June 1, 2022, at 7 p.m.** on the Notice of Intent submitted for the construction of an 8 ft wide stone dust pathway located at 1 Paramount Place (John Ryan Skating Rink property) taking place within the 200 ft. Riverfront Area.

Confirm meeting link on the agenda 48 hours before the scheduled meeting.

Applicant: Steve Magoon, Community Development and Planning- City of Watertown,
149 Main St, Watertown, MA 02472. Owner: City of Watertown, MA

The Notice of Intent application is available by contacting the Conservation Commission Office, Administration Building, 3rd Floor, 149 Main Street, Watertown, or by contacting Laurel Schwab, Conservation Agent and Senior Environmental Planner at lschwab@watertown-ma.gov.

This notice can also be found on the Massachusetts Newspaper Publishers Association website at <http://www.masspublicnotices.org/>

Laich, Laura

From: Schreiber, Gideon <gschreiber@watertown-ma.gov>
Sent: Friday, March 26, 2021 4:21 PM
To: Schwab, Laurel
Cc: Magoon, Steve; Laich, Laura; Hahn, Hugh; MacKinnon, Meagan
Subject: [External] 580 Pleasant St Path connection background for Con Com

Laurel,

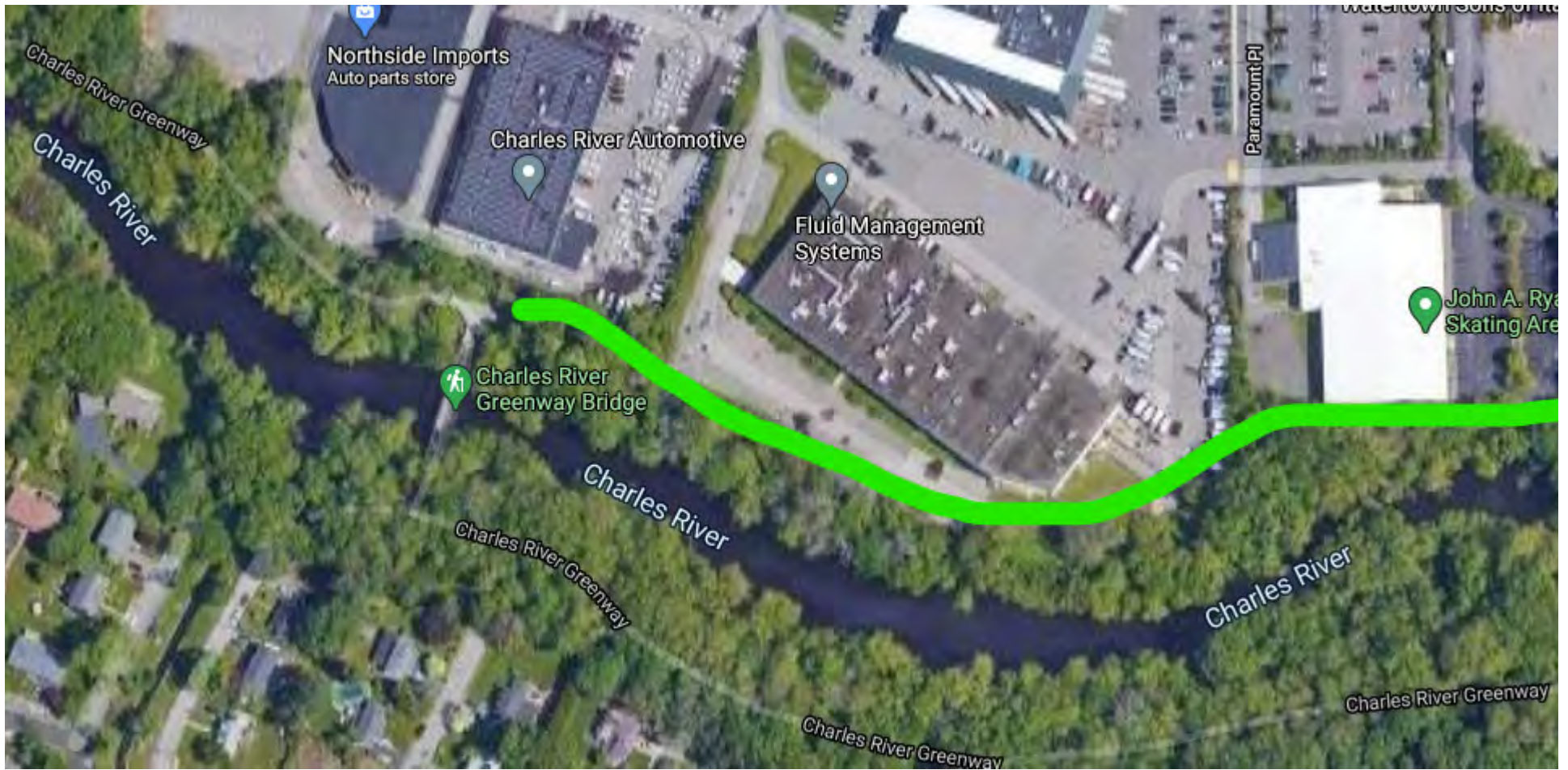
As discussed, there was a request for some background information in regard to the path connection along the river at 580 Pleasant St.

Here is a bit of background and context on this connection for the Conservation Commission. In 1998 the Upper Charles River Reservation Master Plan was adopted by the Commonwealth of Massachusetts. Here is a link to the site with the Master Plan but unfortunately the scan does not include the whole plan (we do have a hard copy if needed): [https://www.mass.gov/guides/master-plans#-upper-charles-river-reservation-master-plan-\(1998\)-](https://www.mass.gov/guides/master-plans#-upper-charles-river-reservation-master-plan-(1998)-)

That plan identifies a segment from Watertown Square to Farewell St on the north side on page 11 and 18-20 (not scanned in). Specifically, the plans references the existing DCR's Cannalonga Park and the adjacent Town Skating Rink, with a recommendation to acquire the strip of riverfront from there to the Stop and Shop property to provide continued public access along the river.

The Blue Heron Bridge has been built and there is a informal but heavily used path from it into the current 580 Pleasant St parking lot. This site provides a substantial portions of the incomplete northern pedestrian connection between Cannalonga Park and the Blue Heron Bridge.

Below is an aerial showing the connection:



I hope this explains the long-term goal for creating a continuous connection along this section of the river. I am available for any questions.

Regards,
Gideon

Gideon Schreiber, AICP, Senior Planner

Community Development & Planning
Town of Watertown, 149 Main Street, Watertown, MA 02472
617.972.6417 then press 1 and then 3

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

D 9.40 NOV 17 1960 224-REC. 2 H 44M PM 940
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that INHABITANTS OF THE TOWN OF WATERTOWN, a municipal corporation existing under the laws of the Commonwealth of Massachusetts, for consideration paid, grants to CEREL-PERINI ASSOCIATES INC., a corporation existing under the laws of said Commonwealth, with Quitclaim Covenants the land in Watertown, Middlesex County, Massachusetts bounded and described as follows:

Beginning at a point on the Southerly line of Pleasant Street said point being marked by a stone bound; thence running

SOUTHWESTERLY along the Westerly line of Lot C, now or formerly land of Mobeco Incorporated, 238.95 feet to a stone bound; thence turning and running

SOUTHEASTERLY, 453.41 feet to a stone bound by land now or formerly of Mobeco Incorporated (Lot C), and by land now or formerly of L. Coletti & Sons Inc. (Lots D and E); thence turning and running

NORTHEASTERLY, 71.88 feet by land now or formerly of John Tocci to the Northwesternly corner of Lot F; thence turning and running

SOUTHEASTERLY, but more Southerly, along the Westerly lot lines of Lot F and Lot A², 427 feet more or less to the Charles River; thence turning and running along the Northerly bank of the Charles River in a general Northwesternly direction 1400 feet more or less to a stone bound on the Easterly line of land of the Commonwealth of Massachusetts; thence turning and running

NORTHEASTERLY along the Easterly line of said land of the Commonwealth of Massachusetts, 93.65 feet to a stone bound; thence turning and again running

NORTHEASTERLY by land now or formerly of Barry Controls Incorporated, 522.58 feet to the Southerly line of Pleasant Street; thence turning and running

SOUTHEASTERLY along the Southerly line of Pleasant Street, 724.85 feet to point of beginning.

The area enclosed by the above description is shown as Lot A' on plan entitled "Town of Watertown, Plan of Town Owned Land on Pleasant Street" dated April 10, 1958 by James H. Sullivan, filed with the Land Court in Registration Case No. 30167, Town Engineer, ~~xxxxxxxxxxxxxxxxxxx~~ and contains 746,760 square feet (17.1 acres) and is a part of the premises known as Bemis Dump.

Together with all right, title and interest of the grantor in the fee of the bed of said Charles River where it abuts the granted premises and together also with all right, title and interest of the grantor in the fee of said Pleasant Street to the center line thereof where said Pleasant Street abuts the granted premises excepting and reserving, however, the use of the same for all usual purposes of a public street.

Being a portion of the premises conveyed to the grantor by release of Boston Safe Deposit and Trust Company dated July 2, 1906, recorded with Middlesex South District Deeds, Book 3241, Page 306, and the same are now conveyed subject to:

1. Grantor's Zoning Laws which the grantor represents provide for the inclusion of all the granted premises in the grantor's Light Industrial District.
2. An easement in gross to install, maintain, repair and replace any municipal utilities below the surface of the ground

within the strip of land 20 feet wide abutting said Pleasant Street and marked "Easement for Public Utilities" on the plan above referred to and to install, maintain, repair and replace below the surface of the ground a storm drain or drains within the strip of land 20 feet wide along the Northwestern boundary of the granted premises and marked "Proposed Easement" on said plan. The reservation of the foregoing easement shall impose no duty on the grantor to install any of the above-mentioned drains or utilities.

By the acceptance of this deed the grantee agrees that none of the granted premises shall be used for any of the following purposes for the period of 30 years following the date hereof notwithstanding that any of such purposes might otherwise be lawful:

1. Any residential use other than for caretakers' quarters;
2. Any club or any educational, religious or other charitable use or cemetery use;
3. Any place of public amusement including any bowling alley or theater;
4. Any sale of alcoholic beverages for consumption on the premises except as incidental to the operation of a restaurant or hotel;
5. Any motel, but this shall not exclude a hotel. A

building shall not be deemed to be a motel unless it is designed for direct access from parking areas to guest rooms without passage through any interior corridors.

6. Advertising signs other than those concerning goods or services that are produced or sold on or otherwise identified with the premises;

7. The operation of a shopping center, of any discount houses, or of any stores for sales at retail provided that this restriction shall not prevent either the making of retail sales which are in any way incidental to any other business conducted on the premises or the operation of one or more stores located on or below the ground floor of any building used for office or any other permitted purposes;

8. A truck terminal or contractor's yard;

By the acceptance of this deed the grantee further agrees to comply with the provisions of applicable Zoning By-Laws of the grantor as the same may be affected by amendments thereto, variances therefrom and special permits issued thereunder. This covenant shall not be construed so as to confer upon the grantor any remedies which it would not otherwise have under said Zoning By-Laws or to deprive either the grantee or any of its successors in title to any rights under said Zoning By-Laws including, without limitation, rights to obtain special permits and variances and rights to continue non-conforming uses. The foregoing covenants shall be binding upon the grantee and its successors in title for the personal benefit of the grantor and not as appurtenant to any particular land and the grantee and each such successor shall be responsible only for such violations as occur during their respective periods of ownership.

The granted premises are conveyed together with the following rights appurtenant thereto:

Initial grant of rights in Paramount Place (shown as the "Way" on Land Court Plan 30167-A).

1. To use for all the usual purposes of a street Lot B and Lot F shown on the plan above referred to.

2. The restriction which the grantor hereby imposes upon Lot A² shown on said plan that until November 30, 2059 neither said Lot A² nor any part thereof shall be used for any purposes of a dump other than the dumping of non-combustible materials.

The grantor hereby certifies that there has been full compliance with the provisions of Section 63A of Chapter 44 of the General Laws of Massachusetts.

EXECUTED as a sealed instrument this 17 day of Nov. 1960.

INHABITANTS OF THE TOWN OF WATERTOWN

By: <u>Edmund J. O'Connell</u>	<u>John J. Curran</u>
<u>Patrick B. Ford</u>	<u>James P. Clark</u>
<u>Charles L. Sheldon</u>	<u>H. Herbert Applin</u>
<u>Martin V. Tomassian</u>	<u>Robert H. Gwaltney, Jr.</u>
<u>Philip Pane</u>	<u>Melvin V. Webster</u>
<u>James A. Gildea</u>	<u>Daniel B. Reed</u>
<u>Edward G. Seferian</u>	

Being all of the members of the Sale of Dump Lands Committee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

November 17 1960

Then personally appeared the above-named Edmund J. O'Connell, Patrick B. Ford, Charles L. Sheldon, ~~Ed.~~, Martin V. Tomassian, Philip Pane, James A. Gildea, Edward G. Seferian, John J. Curran, James P. Clark, H. Herbert Applin, Robert H. Gwaltney, Jr., Melvin V. Webster and Daniel B. Reed and acknowledged the foregoing instrument to be the free act and deed of said Inhabitants of the Town of Watertown, before me.

John P. Tychan
Notary Public

My commission expires

May 31, 1965

U.S. Revenue Stamps in the Total
Sum of \$226.50 affixed and
cancelled.

5

Mass. Deed Excise Stamps in Total
sum of \$226.50 affixed and
cancelled.

PARAMOUNT DEVELOPMENT ASSOCIATES, INC. (formerly
known as Cerel-Perini Associates, Inc.)

a corporation duly established under the laws of Massachusetts

and having its usual place of business at Framingham,

Middlesex

County, Massachusetts, for consideration paid,

grant to Malcolm Hecht, Jr. of Belmont, George M. Berman of Newton, and
Norman Landstrom of Needham as Trustees of the Unitrode Realty Trust under
Declaration of Trust dated 30th day of August 1963 to be duly recorded
herewith.

with quitclaim covenants.

the land in Watertown, Middlesex County, Massachusetts bounded and described
as follows:

[Description and encumbrances, if any]

- NORTHERLY** by land now or formerly of Ambrose J. Janedy, L. Coletti and
Sons, Inc. and John Tocci in two courses, four hundred fifty-
three and 41/100 (453.41) feet and seventy-one and 88/100 (71.88)
feet being a total of five hundred twenty-five and 29/100 (525.29)
feet;
- EASTERLY** by land of the Town of Watertown, four hundred twenty-seven feet
more or less;
- SOUTHERLY** by the Charles River;
- WESTERLY** by land now or formerly of the Keljik Realty Trust, four hundred
eighty-nine feet more or less.

All as shown as Lot 7 on a plan of land entitled "Subdivision of Land Court
No. 30167A, filed with Certificate of Title No. 104081 in Watertown, Mass., owned
by Paramount Development Associates, Inc., Scale 1" = 40', July 9, 1963, Survey
by MacCarthy Engineering Service, Inc., Natick, Mass., "which plan is filed in the
Land Court as Plan No. 30167A being a portion of the premises conveyed to the
grantor by the deed of the Inhabitants of the Town of Watertown, dated November 17,
1960, and recorded with Middlesex South District Registry of Deeds, Book 9715,
Page 536. For further title reference see Land Court Case No. 30167, Middlesex
South District Registry of Deeds, Land Court Certificate of Title No. 104081, Book
650, Page 131.

This conveyance is subject to and has the benefit of restrictions as set forth in a deed
from the Inhabitants of the Town of Watertown to the grantor, dated November 17,
1960 and recorded in the Middlesex South District Registry of Deeds, Book 9715, Page
536, as contained in the decree of the Land Court, Case No. 30167 and amended by
decree of Land Court filed as Document No. 393936.

The grantor grants to the grantee for the benefit of and running with said Lot 7 a
perpetual right of way forty (40) feet wide constructed by the grantor running from
Pleasant Street to land now or formerly of Keljik Realty Trust along the Westerly
bound of land now or formerly of Ambrose J. Janedy and the premises herein conveyed
with the right to use the same for all purposes for which public ways are used in the
Town of Watertown and without limiting the generality of the foregoing the right to lay,
construct, maintain and repair and replace pipes, lines and overhead wire lines with
the necessary poles therefor, for sewer, water, and other utilities and also the right
to connect with and to use, maintain, repair and replace the eight inch water line and
the eight inch sanitary sewer line installed within said way by the grantor.

The grantor further grants the grantee the right to use the way forty (40) feet in width
extending along the easterly side of the premises herein conveyed and land now or
formerly of John Tocci running to Pleasant Street, meaning and intending to convey
to the grantee all the right, title and interest in said way conveyed to the grantor by

Grant of rights in Paramount
Place; refers back to 1960
deed from Town of
Watertown

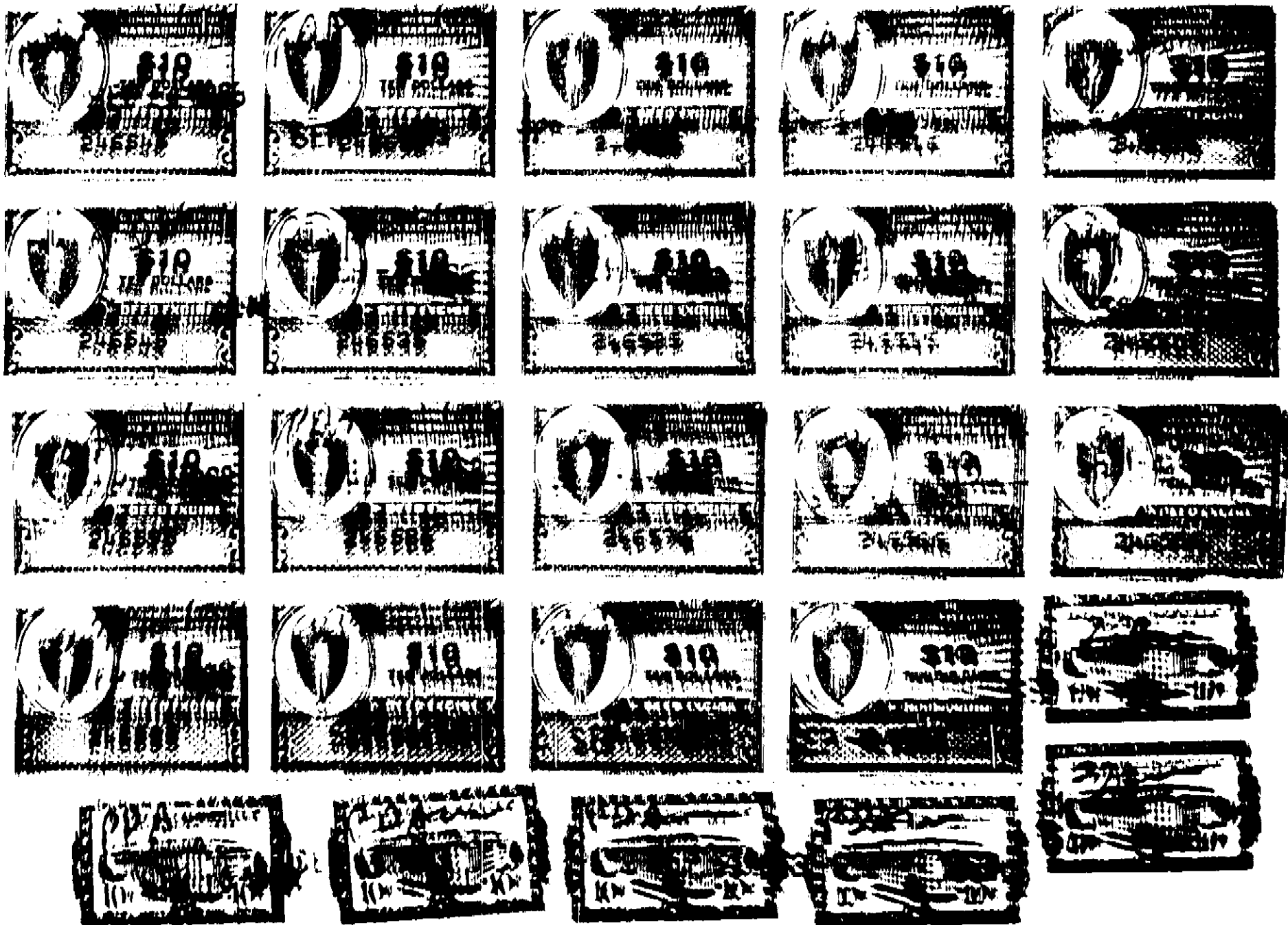
GRANTEES ADDRESS: 214 CALVARY ST., WALTHAM, MASS.

396592

306592

the deed from the Inhabitants of the Town of Watertown to the grantor dated November 17, 1960 and recorded in the Middlesex South District Registry of Deeds, Book 271, Page 536.

The grantor further conveys to the grantee for the benefit of and running with the premises herein conveyed the following spur track rights and easements extending from the premises to and from Pleasant Street. Spur track rights and easements reserved to the grantor over land conveyed to the Kellogg Realty Trust by deed of the grantor dated April 24, 1963 filed with said Registry District as Document No. 391128, spur track rights and easements reserved to the grantor over land conveyed to Tampa Realty Corporation by deed of the grantor dated March 21, 1962 filed with said Registry District as Document No. 378122 and spur track rights and easements reserved to or acquired by the grantor over land conveyed to 650 Pleasant Street Corp. by deed of the grantor dated September 22, 1961 filed with said Registry District as Document No. 371266 and by Abandonment and Grant of Easement between the grantor and the 650 Pleasant Street Corp. dated April 11, 1962 filed with said Registry District as Document No. 371266.



In witness whereof, the said PARAMOUNT DEVELOPMENT ASSOCIATES, INC. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Francisco J. Iglesias, its Executive Vice President, hereunto duly authorized, this third day of September in the year one thousand nine hundred and sixty-three.

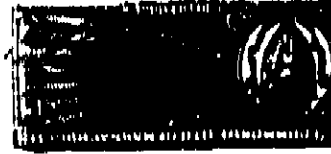
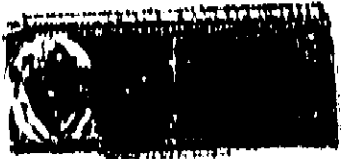
Signed and sealed in presence of

Francisco J. Iglesias

Paramount Development Associates, Inc.

by

Francisco J. Iglesias
Executive Vice President



2-5

396592



The Commonwealth of Massachusetts

Middlesex County ss.

September 3,

19 63

Then personally appeared the above named

Francisco J. Iglesias

and acknowledged the foregoing instrument to be the free act and deed of the **PARAMOUNT DEVELOPMENT ASSOCIATES, INC.**

before me

Charles J. Patterson
Notary Public
My commission expires *September 22, 1964*



(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substitution following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

3-5

396592

VOTE OF AUTHORIZATION

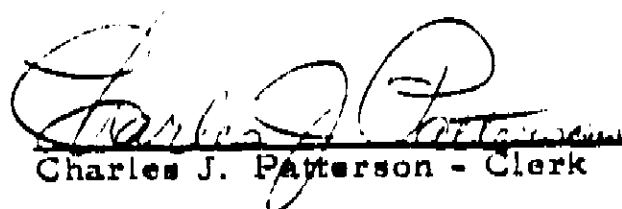
At a Special Meeting of the Board of Directors of Paramount Development Associates, Inc., duly called and held at the corporate offices, 73 Mt. Wayte Avenue, Framingham, Massachusetts on the 11th day of March, 1963, a quorum being present and voting on nomination duly made and seconded, it was unanimously

VOTED: That the Executive Vice President, Francisco J. Iglesias, be, and hereby is, authorized for and on behalf of the corporation to execute in the name and behalf of the corporation under its corporate seal and to acknowledge and deliver deeds, certificates, extensions for leases, mortgages, discharges and other instruments and do all such acts and things as he may deem necessary or proper.

A True Copy

ATTEST:



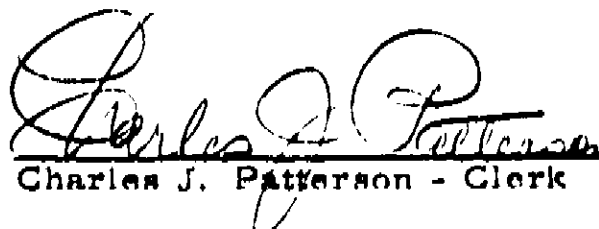

Charles J. Patterson - Clerk

Framingham, Massachusetts
Date: Sept. 3, 1963

I, Charles J. Patterson, certify that I am the Clerk of Paramount Development Associates, Inc., that Francisco J. Iglesias is the duly elected Executive Vice President of Paramount Development Associates, Inc. and that the above Vote has not been amended or rescinded and remains in full force and effect as of this date.

ATTEST:




Charles J. Patterson - Clerk

4-5

396592

DOCUMENT NO. 396592
State Term of
21
Quitclaim Bond

Witness by KNOWLEDGE
Consolidated by Shane

5-5

[BY CORPORATION]
So. Middlesex Land Court
Registry Office
REC'D FOR REGISTRATION
At 1 h 0 m
SEP - 1963
Noted by Edmund C. Buckley
Reg. Bk. 152 No. 14081
Chk. 127
Edmund C. Buckley
Asst. Recorder

TRANSFER CERTIFICATE OF TITLE ISSUED,
AND TRANSCRIBED INTO
REGISTRATION BOOK 691 PAGE 82
LEUNG CERTIFICATE NO. 112222 IN
MIDDLESEX SOUTH REGISTRY DISTRICT
19

at 0 o'clock and 00 minutes am
Received and entered with _____
Book _____ Page _____ Deeds
Attest: _____

Register
FROM THE OFFICE OF
4.00
3.00
2.00
9.00
4.00
13.00
HOMES & WATKINS, INC.
FURNITURE, STOVES, LUMBER, ETC.
BOSTON - MAINE
FURN 795

LAND COURT, BOSTON. The land
herein described will be shown on
our approved plan to follow as
MUG 30 1963
Plan 30187H lot 7
(Examined as to description only)
C. W. Anderson, Engineer

104687 650 131

CH101081 Book 650 Page 131

PLAN OF LAND IN WATERTOWN

James H. Sullivan, Town Engineer

April 10, 1958

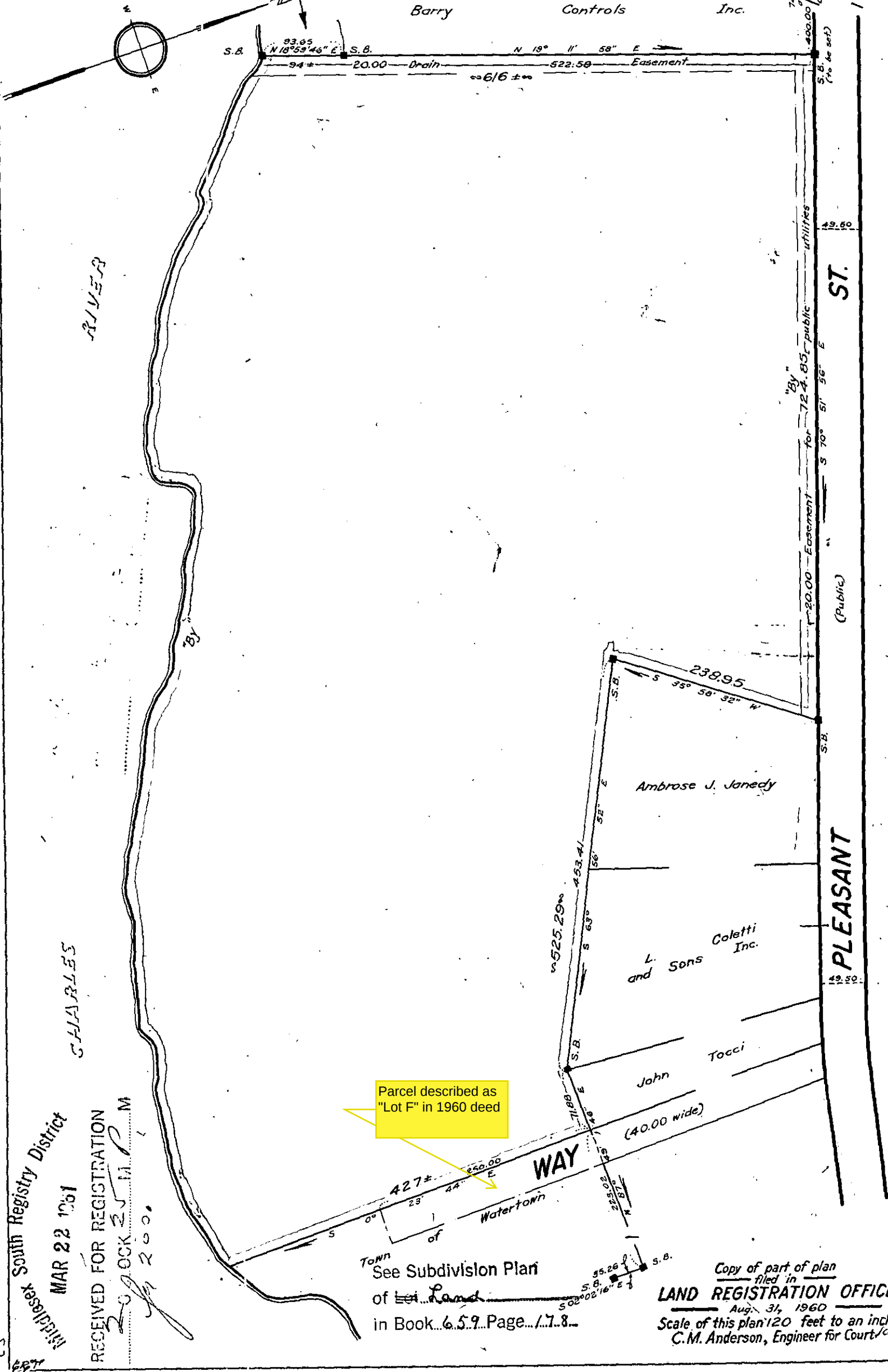
30167A

See Key Plan of
Case No. **30167**
in Land Reg. Plan Dept.

L. C. No. 8405A

The Commonwealth of Massachusetts
(M. D. C.)

Barry Controls Inc.



Parcel described as
"Lot F" in 1960 deed

See Subdivision Plan
of Lot Land
in Book 659 Page 178

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
Aug. 31, 1960
Scale of this plan 120 feet to an inch
C.M. Anderson, Engineer for Court/ch

No P.B.



City of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Conservation Commission
(617) 972-6426 • Fax: (617) 972-6484

Laurel Schwab
Conservation Agent
lschwab@watertown-ma.gov

Susan C. Jenness
Assistant
sjenness@watertown-ma.gov

Tom Tracy
Acting City Manager
Watertown Administration Building
149 Main Street
Watertown, MA 02472

June 1, 2022

RE: Whitney Hill Signage

Dear Mr. Tracy:

At this year's annual Whitney Hill abutters meeting, held in March 2022, a discussion was had about opportunities for additional informational signage at the park. The entrance at the location where Oliver St and Marshall St meet (see map below) is a popular one for dog owners, but there is insufficient signage reminding them of the park's regulations. We request that the Whitney Hill Park Rules and Regulations be posted in a clearly visible manner at this entrance. The rules document is also attached to this memo.

The exact location of the sign should be determined on-site with the Conservation Agent and the Parks Supervisor.

Sincerely,

Leo Martin
Chair, Watertown Conservation Commission