



Conservation Commission Meeting

Wednesday, July 12, 2023 at 7:00 PM

Remote Participation Only

Agenda

The public may also participate remotely using any of the public access methods listed below:

ACCESS INFORMATION:

- A. This meeting will be held Remotely on July 12, 2023 at 7:00 PM. on Zoom
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/99597080710>
 - D. 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
 - E. Public may comment through email: sjenness@watertown-ma.gov
 - F. Please Visit the Conservation Commission Website here: [Conservation Commission | Watertown, MA - Official Website \(watertown-ma.gov\)](http://www.watertown-ma.gov/conservation)
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- 1. Public Hearings
 - A. (Continued to the July 12, 2023 meeting)- **Lot located off 0 Arlington St-** Notice of Intent submitted for the construction of a 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
- 2. Public Hearing-
 - A. **330-350 Pleasant St- Mass DEP 321-0163-** Request for Extension of Order of Conditions to address plantings on the site needing replacement. Rebecca Bachand, Representative
- 3. Informational Update
 - A. Whitney Hill Trail Work postponement due to unforeseen circumstances with Student Conservation Association (SCA).
 - B. Oates family request for tree planting in Arsenal Park in honor of Maureen Oates.
- 4. Agent Report
 - A. DCR Vegetation Management- Mass DEP 321-0185

- B. 23 Elm St.- Mass DEP 321-0172
 - C. 99 Coolidge Ave.- Mass DEP 321-0175
 - D. DCR Riverside Park- Mass DEP 321-0133
- 5. CPC Update
 - 6. Acceptance of Minutes
 - A. Acceptance of the Minutes from the June 7, 2023 Conservation Commission Meeting.

Maria P. Rose, Chair
Jamie O'Connell, Member

Leo Martin, Member
Darya Mattes, Member

Charles Bering, Member
Rachel Danford, Member

LYNCH, DESIMONE & NYLEN, LLP
ATTORNEYS AT LAW
10 POST OFFICE SQUARE, SUITE 970N
BOSTON, MASSACHUSETTS 02109

Telephone: (617) 348-4500
Facsimile: (617) 348-4545
Email: RNylen@ldnllp.com

JOHN M. LYNCH, P.C.
ERNEST P. DESIMONE
RICHARD A. NYLEN, JR.
STEPHEN W. DECOURCEY
SHANNON MICHAUD

July 5, 2023

OF COUNSEL

JAMES W. MURPHY
WAYNE H. SCOTT

Via Email: kswan@watertown-ma.gov
& 1st Class Mail

Ms. Katherine Swan
Watertown Conservation Commission
149 Main Street
Watertown, MA 02472

Re: Revised Plan for Sawin's Pond Project; DEP 321-0186

Dear Ms. Swan and Members of the Watertown Conservation Commission,

Enclosed, please find the revised plan for the Sawin's Pond Project.

Since our last hearing, the Applicant has taken into account the Commission's concern with the amount of work in the "no-build" area, reviewed the Commission approved work of the 99 Coolidge Avenue project in the no-build area and revised the proposed project plans at 0 Arlington Street, Sawin's Pond Parcel in Watertown (DEP# 321-0186). The revisions include the substantial reduction of the proposed parking lot as the amount of pervious parking area is decreased from the 6,527 sf within the 50-ft No-Disturb Zone to 3,455 sf. The enhancement, in the form of native plant installation will be 15,206 sf. With the reconfiguration of the parking area, the total amount of mitigation plantings has increased from 15,337 sf to 18,409 sf.

Second, based on discussions between OHI Engineering, Inc. (OHI) and MassDEP Solid Waste in Boston, under DEP Policy, the landfill assessment and closure question is addressed properly by the Response Action Outcome (RAO) filed for the Site under the Massachusetts Contingency Plan (MCP) at 310 CMR 40.000. The presence of the landfill on a MassDEP list of landfills and/or the status on the list is an administrative matter to be addressed by the MassDEP Regional Solid Waste staff. OHI has corresponded (telephone and email) with Regional MassDEP Solid Waste and Waste Site Cleanup (MCP) Staff on March 7, 21 & 22, 2023, April 3, 4 & 18, 2023, June 14 & 27, 2023 and as recently as July 3, 2023. As referenced in previous Conservation Commission Meetings, the Applicant has been unable to prompt MassDEP to update the list and remove the Property from the landfill list right now. We anticipate it will be removed in the near future.

We look forward to seeing you next week at the July meeting. As stated, it has been well documented with the MassDEP, this Commission and the Town of Watertown that the existing

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conditions within the 50-foot no-build area have been degraded for more than seventy-five (75) years. Similar to the Coolidge Street site, the Applicant recognizes that the Commission seeks a benefit and enhancement to the wetland resource area in order for the work in the no-build degraded area to be approved. The removal of the degraded material and inclusion of enhanced plantings is a substantial improvement to the protection of the values under the Ordinance and significant improvement to the Property and this neighborhood, similar to Coolidge Street.

Please contact us if you have any questions before the next hearing.

Sincerely,



Richard A. Nylen, Jr.

RAN/kad
Enclosure

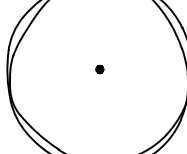
cc: Mr. Max Hatziliades, Applicant
Brian Snow, LSP
Richard A. Salvo, P.E.
Polina Safran

G:\Shared drives\Nylen\Chip\Hatziliades\NOI – Sawin's Pond Work 2023\Ltt Swan - Watertown ConCom 07-05-23.docx

RESOURCE AREA NOTES

1. WITHIN 50 FEET OF THE WETLANDS AND WITHIN THE PROPOSED 100-YEAR FLOODPLAIN (ALONG THE REAR PROPERTY LINE, REFER TO CIVIL DRAWINGS) THE FOLLOWING NOTES APPLY:
 - A. EXISTING COMPACTED GRAVEL IN THESE AREAS SHALL BE REMOVED.
 - B. EXISTING GRADE SHALL BE BROUGHT TO THE PROPOSED FINAL GRADE WITH SUITABLE CLEAN SUBSOIL AND AT LEAST 6 INCHES OF LOAM AS SPECIFIED. REFER TO GRADING PLAN PREPARED BY PROJECT CIVIL ENGINEER.
 - C. THESE AREAS SHALL BE MULCHED WITH DECOMPOSED LEAF LITTER MULCH OR VERY FINE PINE MULCH TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - D. REFER TO PLANT SCHEDULE AT RIGHT FOR ADDITIONAL PLANTINGS IN THIS AREA.
2. **LONG-TERM MAINTENANCE (BY OWNER):** MEADOW AREAS RECEIVING SEED MIX SHALL BE MOWN ONCE PER YEAR IN THE LATE FALL AFTER PLANTS ARE DORMANT TO PREVENT THE LONG-TERM GROWTH OF WOODY SHRUB MATERIALS.
3. ALL MEADOW AREAS SHALL BE WEEDED AND RE-SEEDED UNTIL A SATISFACTORY (AND EVEN) STAND OF VEGETATION IS EVIDENT AS SPECIFIED.
4. ALL KNOWN AND OTHER INVASIVE PLANT SPECIES SHALL BE REMOVED FROM THE SITE ANNUALLY AT A MINIMUM. ALL WORK IN THE RESOURCE AREA SHALL BE DONE BY HAND. ANY CONSIDERED USE OF HERBICIDES MUST BE REVIEWED BY THE CONSERVATION COMMISSION PRIOR TO USE.

RESOURCE AREA REPLACEMENT PLANTINGS 2023

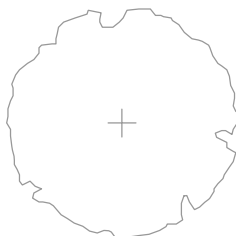
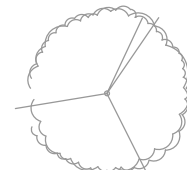
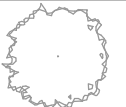
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
SHRUBS				
	AMELANCHIER LAEVIS	WITCH HAZEL	4	5-6' HT.
	HAMAMELIS VIRGINIANA	WITCH HAZEL	5	EXISTING
	RHUS TYPHINA	STAGHORN SUMAC	30	#2 POT
	VIBURNUM DENTATUM	ARROW-WOOD	12	EXISTING
	KALMIA ANGUSTIFOLIA	SHEEP LAUREL	11	#2 POT
	OSTRYA VIRGINIANA	HOPHORNBEAM	5	#15 POT
	VIBURNUM TRILOBUM	HIGHBUSH CRANBERRY	3	3 GALLON
	TSUGA CANADENSIS	HEMLOCK	5	#5 POT

PROPOSED POLLINATOR GARDEN

IN LIEU OF THE ORIGINALLY SPECIFIED SEED MIX, INSTALL 400, 2-INCH PLUGS AT 10-INCHES ON CENTER IN THE FULL SUN AREA, INCLUDING DROUGHT TOLERANT, NATIVE SPECIES SIMILAR OR EQUAL TO:

- EURYBIA/ASTER DIVARICATA, WHITE WOOD ASTER
- MONARDA FISTULOSA, BEE BALM
- CAREX PENNSYLVANICA, SEDGE
- HELIOPSIS HELIANTHOIDES, SMOOTH OXEYE

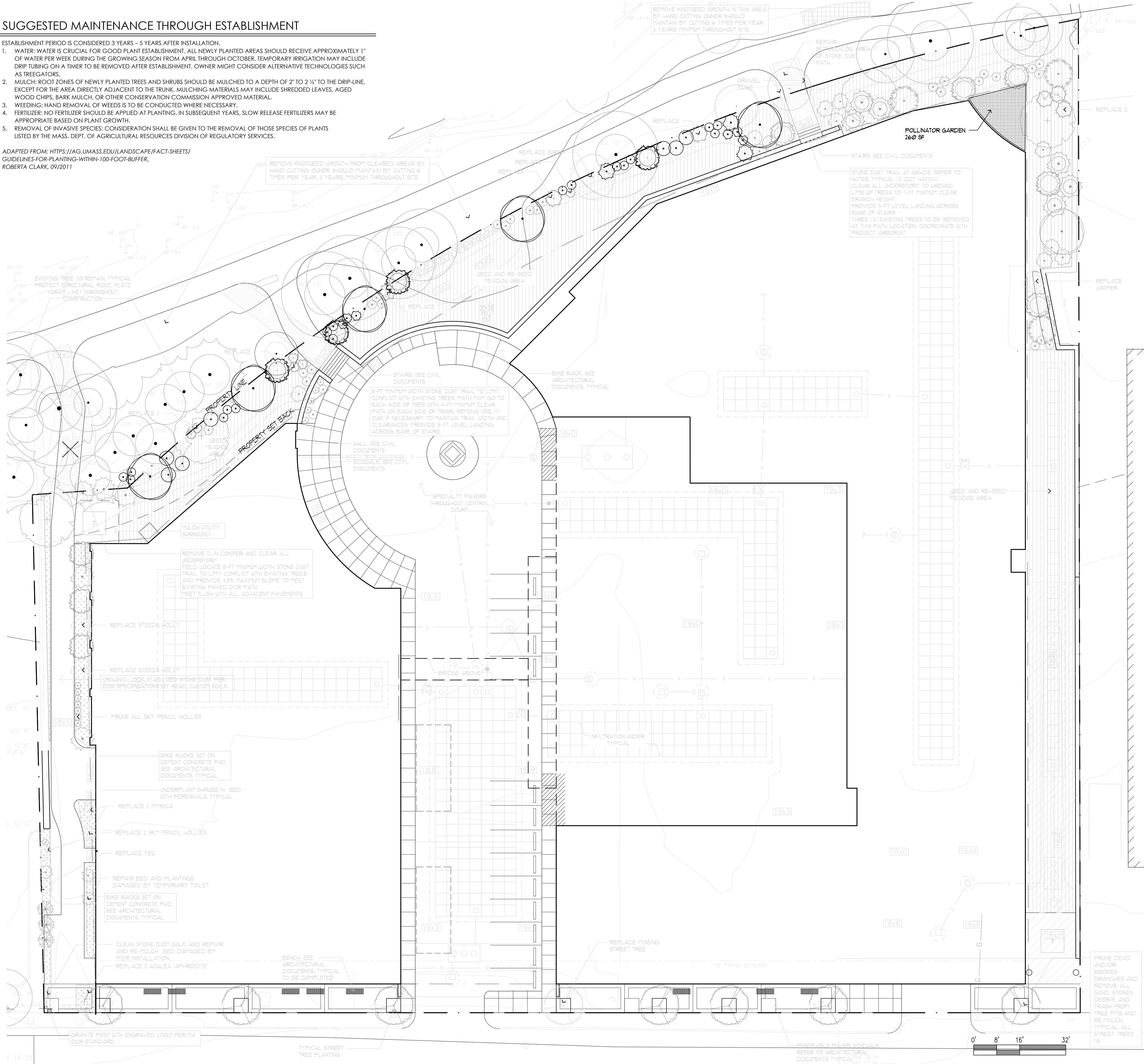
OBSERVED PLANTINGS JUNE 22, 2021

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
	ACER SACCHARUM	SUGAR MAPLE	4	EXISTING
	CERCIS CANADENSIS PROVIDE 1 REPLACEMENT PRUNE ALL DEAD AND/OR BROKEN BRANCHES MONITOR ALL FOR REPLACEMENT NEED	REDBUD	6 1	EXISTING
	JUNIPERUS C. 'ROBUSTA GREEN'	ROBUSTA GREEN JUNIPER	3	EXISTING
SHRUBS				
	ILEX CRENATA 'STEEDS' PROVIDE 2 REPLACEMENTS	STEEDS HOLLY	3 2	EXISTING
	JUNIPERUS 'MOUNTBATTEN' PROVIDE 1 REPLACEMENT	MOUNTBATTEN JUNIPER	5 1	EXISTING
	A. G. 'AUTUMN BRILLIANCE'	SERVICEBERRY	3	EXISTING
	HYDRANGAEA M. 'ENDLESS SUMMER'	REBLOOMING HYDRANGAEA	3	EXISTING
	AZALEA 'STEWARTSTONIAN'	EVERGREEN AZALEA	2	EXISTING
	RHODODENDRON C. 'ALBUM'	WHITE RHODODENDRON	6	EXISTING
	AZALEA 'APHRODITE'	DWARF EVERGREEN AZALEA	3	EXISTING
	TAXUS BACCATA 'REFAPENDENS'	ENGLISH YEW	6	EXISTING
	ILEX 'SKY PENCIL'	SKY PENCIL HOLLY	13	EXISTING
GRASSES, GROUNDCOVERS AND PERENNIALS				
	ALCHEMILLA MOLLIS	LADY'S MANTLE	30	EXISTING
	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY	45	EXISTING
	LIRIOPE MUSCARI	CLUMPING LILYTURF	30	EXISTING
	RUDBECKIA FULGIDA V. SPECIOSA	BLACK-EYED SUSAN	24	EXISTING
	VINCA MINOR	PERIWINKLE	60	EXISTING
	HAKONECHLOA MACRA 'ALL GOLD'	HAKONE GRASS	28	EXISTING
	PANICUM VIRGATUM 'HEAVY METAL'	SWITCH GRASS	3	EXISTING
	PANICUM V. 'NORTH WIND'	NORTH WIND SWITCH GRASS	3	EXISTING
SEED MIX	NO SEED ALL AREAS			
MEADOW AREA CORPORATIONVILLE MASS. MANUFACTURED BY NEW ENGLAND WETLAND PLANTS OF SCAR.				

SUGGESTED MAINTENANCE THROUGH ESTABLISHMENT

1. WATER: WATER IS CRUCIAL FOR GOOD PLANT ESTABLISHMENT. ALL NEWLY PLANTED AREAS SHOULD RECEIVE APPROXIMATELY 1" OF WATER PER WEEK DURING THE GROWING SEASON FROM APRIL THROUGH OCTOBER. TEMPORARY IRRIGATION MAY INCLUDE DRIP TUBING ON A TIMER TO BE REMOVED AFTER ESTABLISHMENT. OWNER MIGHT CONSIDER ALTERNATIVE TECHNOLOGIES SUCH AS TRELLISATORS.
2. MULCH: ROOT ZONES OF NEWLY PLANTED TREES AND SHRUBS SHOULD BE MULCHED TO A DEPTH OF 2" TO 2 1/2" TO THE DRIP-LINE, EXCEPT FOR AREAS DIRECTLY ADJACENT TO THE TRUNK. MULCHING MATERIALS MAY INCLUDE SHREDDED LEAVES, AGED WOOD CHIPS, BARK MULCH, OR OTHER CONSERVATION COMMISSION APPROVED MATERIAL.
3. WEEDING: HAND REMOVAL OF WEEDS IS TO BE CONDUCTED WHEN NECESSARY.
4. FERTILIZER: NO FERTILIZER SHOULD BE APPLIED AT PLANTING. IN SUBSEQUENT YEARS, SLOW RELEASE FERTILIZERS MAY BE APPROPRIATE BASED ON PLANT GROWTH.
5. REMOVAL OF INVASIVE SPECIES: CONSIDERATION SHALL BE GIVEN TO THE REMOVAL OF THOSE SPECIES OF PLANTS LISTED BY THE MASS. DEPT. OF AGRICULTURAL RESOURCES DIVISION OF REGULATORY SERVICES.

ADAPTED FROM: [HTTPS://AG.UMASS.EDU/LANDSCAPE/FACT-SHEETS/GUIDELINES-FOR-PLANTING-WITHIN-100-FOOT-BUFFER](https://ag.umass.edu/landscape/fact-sheets/guidelines-for-planting-within-100-foot-buffer),
ROBERTA CLARK, 09/2011



▲

ANNINO
INCORPORATED

ARCHITECTS • PLANNERS

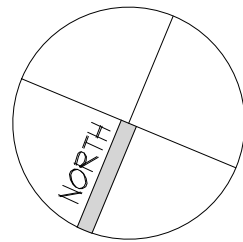
125 NORTH WASHINGTON STREET
NORTH ATTLEBORO • MASSACHUSETTS
508 • 643 • 4551

CONSULTANT:

rb|la
DESIGN

RBLA Design LLC
rbladesign.com
781.686.4486

ISSUED:	
MAR 7, 2016	PERMIT APPLICATION
MAY 9, 2016	CONSERVATION
OCT 26, 2016	REVISED
NOV 4, 2016	PLANNING BOARD
JAN 4, 2017	CONTROL DOCUMENTS
APR 18, 2017	PERMIT SET
NOV 4, 2019	PATH REVISIONS
JULY 28, 2020	SKL-01 PATH REVISIONS
OCT 19, 2020	RECORD PLAN
MAY 11, 2021	PUNCH LIST
JUNE 22, 2021	RECORD PLAN
MAY 22, 2023	COMPLIANCE PLAN



WATERMILLS AT BRIDGEPOINT

330, 340 & 350 Pleasant Street
Watertown, Massachusetts

SHEET TITLE:
SITE LEVEL
LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

SHEET NO.: 144

JOB NO.: 14030 / UBLA 1403



Katie Swan
Environmental Planner/Conservation Agent
City of Watertown
857-303-9427
kswan@watertown-ma.gov

June 22, 2023

RE: 330, 340, 350 Pleasant St

Dear Ms. Swan:

As discussed on our site visit in May, several replacement plantings are needed to bring the above referenced project into compliance with the Order of Conditions. On behalf of the applicant, I hereby request a 3-year extension of the Order to allow sufficient time for installation and establishment of the plantings noted on the attached sheet, L1.1.

Please contact me if additional information is needed to set this as an agenda item for the July 12th Conservation Commission hearing.

Thank you,
RBLA DESIGN LLC

A handwritten signature in blue ink, reading 'Rebecca A. Bachand', is written over the printed name and title.

Rebecca A. Bachand, PLA, LEED AP
rebecca@rbladesign.com
781.686.4486