

Minutes
Watertown Conservation Commission
Lower Hearing Room
Wednesday, December 4, 2013
7:30 p.m.
Adopted January 8, 2014

Conservation Commission Members Present: Marylouise Pallotta McDermott, Charles Bering, Patrick Fairbairn, Leo Martin, Maria Rose

Conservation Commission Member Absent: Lou Taverna

Staff Present: Christopher J. Hayward, Patricia Mihelich

Pallotta McDermott chaired.

1) Request for Amendment to Order of Conditions (DEP 321-0147, WWO 11-05) Alta at the Estates (formerly Waltham Street Apartments) – Request to include Dog Run Area within property boundaries – John E. Bensley, Beals and Thomas, Inc.

John Bensley, Beals and Thomas, Inc., proposed revisions to the original Order of Conditions to include a fenced-in dog park at the western side of Walker Pond located within the local 150' buffer zone and partially within the state jurisdictional 100' buffer zone. The original plan was a Sport Court but it was determined that it would be very under used and many tenants may have dogs.

Wood Partners have committed to maintain the dog park and their maintenance company will clean it twice a day. McDermott stated that, because of the closeness to the pond, if it is found that the dog park is not kept clean they will be asked to appear before the CC to discuss future use of the park. Bering asked if there would be public access to the park, and Bensley informed him that the public will have access and have to abide by the same rules as the tenants.

Motion made by Rose to amend the Order of Conditions to include the dog run area. Bering seconded that motion. All were in favor. The OOC will be amended to include the dog run proposal.

2) Notice of Intent Public Hearing - 192 Pleasant Street - Redevelopment of the site for the construction of a seven (7) townhouse unit residential building associated grading and utility connections. JW Construction, Inc., applicant; Pleasant Development LLC, owner.

William York, attorney for Pleasant Development LLC, informed the board that a new owner, Pleasant Development LLC, acquired 192 Pleasant Street property. The site plan remains exactly as proposed and approved by the Commission under the previous submittal except in instances where mitigation measures have been improved. The building itself has been reduced in scale dropping down a story to 2 ½ stories on Pleasant Street and from 14 units to 7 units. Significant environmental improvements to the site have been maintained and improved upon.

Al Loomis, McKenzie Engineering Group and representative of the developer presented the new proposal. His presentation focused on the improvements of the property regarding the impervious area which is presently 93% of the property, they are reducing the area to 39.2%. The driveway and parking lot will be entirely done in pervious pavers. The rain garden will reduce the flow of storm water from the property to the Charles River as well as act as a buffer between the river and the property. The garage slab elevation has been increased from 12.5' to 13.4' which takes the garage out of the flood plain area of the Charles River.

Board members had several concerns such as the cleanup of the property, the proposed public walkway going from Pleasant Street to the DCR pathway, and the impact of installing the pervious pavers throughout the area accessible to vehicle traffic. Rose is concerned that the proposed storm water best management practices (BMPs), which will greatly improve groundwater recharge, could have the unintentional consequence of spreading / increasing the groundwater contamination on the site and adjacent DCR land due to the unrestricted precipitation to groundwater pathway.

Loomis explained that the soil will be trucked out and overseen/inspected by a Licensed Site Professional. He also felt that the pervious pavers have a much longer maintenance-free period. The proposed walkway was promoted by the Pleasant Street Corridor Zoning District.

Jeanne Johnston, Green St, stated public access is needed on that site to the DCR river path as it is presently used by the public.

Cindy Nelson, 193 Pleasant Street, very much supports the project and appreciated that the developers held community meetings to keep the neighbors up to date with the project.

Connie Sexton, 193 Pleasant Street, also supports the changes.

Rose requested that a Licensed Site Professional submit a written report regarding what the impact would be to have pervious pavers installed over top of a contaminated site and present that information before the board. Additional questions presented by Rose included, what is the anticipated Response Action Outcome, (RAO), and will there be an Activity Use Limitation, (AUL) put on the site?

The CC voted to continue the public hearing to January 8, 2014 to allow the developer to respond to the CC's comments and requests.

3) Certificate of Compliance Request – 340 Pleasant St DEP# 321-0087 WWO 1-04. Casey and Dupuis. Jon Casey, owner.

Jon Casey informed the board that the facility at 340 Pleasant Street was rebuilt in 2001. He never applied to receive a COC. He is now in the process of selling the property and has to finish COC before he can close on the sale. Hayward informed the board that the building was rebuilt in the existing footprint and is in compliance with the Order of Conditions.

Motion made by Rose to approve the Certificate of Compliance. Bering seconds the motion. All approved.

4) **Minutes of the November 2013 Meeting – Adopted.**

5) **Old Business**

Item	Update status
Whitney Hill Report	Fairbairn submitted his Annual Report draft and it was reviewed by members. Councilman Vincent Piccirilli informed the board that Town funds will be transferred to Planning to hire a surveying company to survey Whitney Hill.
Recycling Center/Filippello Park	Pallotta McDermott reported that everything is progressing. We were offered free granite rocks from the state but we have to pick them up. They are located in Revere and each weighs a ton.
Storm Water Advisory Commission	No meeting last month.
GSA	Hayward spoke with DCR representative Alistair Cunningham, Charter Environmental, is hoping to complete the project in the spring of 2014.

Meeting adjourned at 9:45 p.m.