

Minutes
Watertown Conservation Commission
Philip Pane-Lower Hearing Room
Wednesday, March 2, 2016
7:30 p.m.

Conservation Commission Members Present: Marylouise Pallotta McDermott, Charles C. Bering, Leo G. Martin, Patrick Fairbairn, Louis Taverna

Commission Members Absent: Maria P. Rose

Staff Present: Christopher J. Hayward, Susan C. Jenness

Pallotta McDermott chaired.

- 1) **71 Arlington Street - Request for Extension of Order of Conditions (DEP# 321-0145-WWO 11-03)** for continuation of the project to construct a pervious pavement parking area, with landscape and buffer zone enhancement plantings. Maximos Hatziliades, Owner, Applicant

Appearing for 71 Arlington St.'s Request for an Extension of the Order dated April 17, 2011 and set to expire on April 16, 2016 was Mickey Marcus of New England Environmental.

Marcus explained that Hatziliades, Owner and Applicant had made this request in good faith. The extension would allow the applicant time needed to talk with the Department of Environmental Protection (DEP) about cleaning up the debris on site in a safe and appropriate manner.

Also being proposed was a plan to install a silt fence and planting some native seed mix to add cover and stability to the area while matters were being resolved with the DEP.

Pallotta McDermott made a request that if the extension were granted, that Agent Hayward would be present when the work proposed commenced. Marcus assured her that the Agent would be notified and that he would be there on site when work began.

Pallotta McDermott expressed concern that this project was before the Conservation Commission some 5 years ago.

Agent Hayward explained that when the Order of Conditions (OOC) was approved 5 years ago, the applicant was expected to report to the towns' Zoning and Planning Departments for direction on moving forward with the project within the regulatory measures of the town's ordinances. The Agent stated that this would need to occur without any delay if the extension were allowed at this time.

Bering inquired about the status of what was happening with the DEP. Marcus explained that there had been some soil tested along with some pits and that old drums, PCB's and rubber had been found during the testing. He explained that the DEP issued a Notice of Responsibility and parties were now working through all issues to get the site recognized and cleaned up. Bering summarized his understanding of what Marcus was saying that whatever extension the CC granted, would be contingent on cleaning up the site.

Pallotta McDermott explained that this would be the last extension granted on this matter if a vote to approve the request was reached.

Motion: Martin made a motion to grant an extension to the Order of Conditions for a period of two years. Taverna seconded the motion.

Vote: A unanimous vote was reached to extend the Order of Conditions for a final extension of two years.

- 2) 71 Arlington Street – Request for Determination of Applicability** – Removal of trash, invasive vines and old stumps from upland area near Sawins Pond and Williams Pond. Request to replace existing chain link fence around the perimeter of Williams Pond with new wood stockade fencing to keep blowing trash out of property. Maximos Hatziliades, Owner, Applicant.

Appearing for 71 Arlington St.'s Request for a Determination of Applicability for the removal of trash, invasive vines and old stumps from upland area near Sawins Pond and Williams Pond was Mickey Marcus of New England Environmental.

Marcus explained that currently the only thing visible on this site would be tomatoes and some vegetables growing in the midst of some trash and metal.

He explained that Hatziliades' first intention is to clean up this site by hauling the trash away in a truck that would drive up Arlington Street to the gate and drive into the garden plot. Second, he explained that Hatziliades' wanted to replace the chain link fence with a wood stockade fence in order to protect the area from debris flying in.

Agent Hayward explained that he walked the site with Marcus last fall and agreed that the area is hazardous and would benefit from the work being proposed in the Request for Determination of Applicability.

Public Comment

Niu Xian of 85 Arlington St. appeared to make comment on the project. He explained that there is such limited parking around the wetlands. He came to the meeting to ask if there was a possibility that a parking garage could be added in the area.

Pallotta McDermott explained that the purpose of this hearing was to discuss a project aimed at cleaning up this site and to add a fence to keep debris from re-entering the site. She advised Mr. Xian to meet Mr. Hatziliades after the meeting to exchange contact information so that they could talk about future development of the site.

Motion: Taverna made a motion for a Negative Determination allowing the work to go forward as proposed. Martin seconded the motion.

Vote: There was a unanimous vote for a Negative Determination allowing the work to go forward as proposed.

3) Informational presentation – Regional Mixed Use District (RMUD) proposed zoning change and how the Conservation Commission should be involved - Nancy Hammett.

Nancy Hammett appeared before the Conservation Commission to give a presentation on the current Master Plan Review Process now being followed by the Planning Board with respect to new developments being proposed in Watertown.

Hammett introduced her presentation which addressed recent changes to the definition of Open Space (applied town-wide) as it pertains to zoning in these current times, and second, that she believed that the collective educational and professional expertise of the CC would be an asset to the Master Plan Recommendation Process that is currently in use by the Planning Board for reviewing projects for new development.

Hammett discussed both Steps 4 and 7 of the Master Plan Review Process. Step 4 pertains to the enhancement of a public and available open space networks by connecting and integrating them to neighboring parcels. Step 7 would apply to structures utilizing green building practices, concerning energy efficiency practices or seeking to minimize a new buildings' adverse environmental impacts.

After a brief discussion on how the CC may have an opportunity to weigh in professionally in the Master Plan Process, a motion was made and a vote was held.

Motion: Bering made a motion to request that the Planning Board give the CC an opportunity to comment on any Master Plan that is up for approval, prior to making their official recommendation. Taverna seconded the motion.

Vote: A unanimous vote was reached requesting that the Planning Board to give the CC an opportunity to comment on every Master Plan prior to making an official recommendation.

Fairbairn offered to draft a Preliminary Review Design Guide to be presented to the CC at a future meeting.

4) Minutes from February 3, 2016 Meeting.

Motion: Fairbairn made a motion to adopt the minutes from the February 2016 CC meeting with modification. Bering seconded the motion.

Vote: A unanimous vote adopting the minutes as modified was reached.

5) Old Business

a. Agent Report on various current projects

i. DCR - Charles River dredging project (#321-0159)

Agent Hayward explained that there had been some difficulty encountered when during the dredging, the crew found they were dredging up old bricks that had been dumped into the river.

There were some concerned citizens who grew alarmed when the crew, hoping to wrap up the work as quickly as possible found it necessary to work through the night. Law enforcement was contacted by those concerned at the sight of the boat with the crew out in the middle of the river late at night.

Rob Lowell will be contacted for a status report by the next CC meeting on this project.

ii. DCR – Pedestrian Bridge replacement project (#321-0160)

A contractor was not found in time to begin this project on time to be in compliance with the Department of Fisheries request to honor fish run seasons. This project will not start until next fall.

iii. Filippello Park update

Gideon Schreiber, Senior Planner and Steve Magoon, Director of Community Development and Planning held an additional meeting with two members of the Dog Park Task Force. The recent updates to the Concept Plan were discussed at that meeting. Schreiber and Magoon were informed that the other dog park constituents are looking for more space and additional modifications.

Agent Hayward urged all CC members with an interest in this matter, to attend to the Public Meeting scheduled for 7: 00 PM for March 16, 2016 in the Town Council Chambers.

6) New Business

- a. Agent Hayward stated that 330-350 Pleasant Street will be coming in on a Notice of Intent probably at the April meeting.

- b. Martin reported that the February 6th Citizen's Winter Stroll was very well attended. The attendees included 6 members of the Watertown Town Council.

A unanimous vote was reached to adjourn the meeting.