

Minutes
Watertown Conservation Commission
Philip Pane-Lower Hearing Room
Wednesday, June 1, 2016
7:30 p.m.

Conservation Commission Members Present: Marylouise Pallotta McDermott
Charles C. Bering, Leo G. Martin, Louis Taverna, Maria P. Rose

Commission Members Absent: Patrick Fairbairn

Staff Present: Christopher J. Hayward, Susan C. Jenness (adopted 7.13.16)

Meeting chaired by Pallotta McDermott.

- 1) **Public Hearing Continued– Notice of Intent** – 330-350 Pleasant St. Project - Proposed is a mixed use residential and commercial development. Applicant/Owner. Mark Coppola, World Realty & Development, LTD Representative: John P. Rockwood, ECOTECH, INC., Terry Morris, Legal Advisor, Joseph Porter of VTP Associates, Inc and Rebecca Bachand, UB, LA

Pallotta McDermott called the Continued Notice of Intent for Public Hearing.

Rockwood gave a status report. He explained that at last month's CC meeting there had been a set of revised plans that were drafted to correct the concerns of the Town Engineer Matt Shuman. Those plans were submitted just prior to the May meeting leaving no time for the CC to review the plans. He turned the presentation over to Porter to discuss the revisions contained in those plans.

Porter directed Martin to revised Existing Conditions sheet to view the two monitoring wells. Martin had requested at a previous meeting that groundwater monitoring be done within the high water months (spring). The original data presented was taken in January. Porter visited the site earlier in the day and took readings. The readings showed a drop in the groundwater elevation even after precipitation from a weekend weather event.

He then explained that two additional feet of elevation were added to the infiltration system to account for the high water table in the area. This was based on Shuman's concern about the potential for a flooding problem. Shuman wanted the storage capacity to meet certain required standards. Although Shuman had not had a chance to review the revised plans, Porter felt confident that the request was met.

Commission Inquiries and Comments

Martin pointed out his previous concern that the building was encroaching on the 50-foot No Build zone by about 4 sq. ft. The submitted revised plans still appeared to have some encroachment upon this restricted area in the form of a

parking spot. Rose noted that it was labeled as an egress on the plans and thought that it appeared to be out of the 50-foot No Build zone. Martin reiterated that there should be no encroachment to the 50 foot no build zone.

Rose reminded the applicant that a Storm Water Pollution Prevention Plan is to be on site during construction.

Bering wanted to clarify that the sewer work on page 5 is all new construction. Porter explained it was and that it has gone to DPW for review. He is awaiting that approval.

Hayward explained that he appreciated having Shuman take a hard review of the storm water features of this project but said that his review is not complete. He also stated that this project still requires review by other departments at a Site Plan Review meeting.

Motion: Taverna made a motion to approve the project and enter an order of conditions. Bering seconded the motion.

Vote: A unanimous vote was reached to approve the project and enter an Order of Special Conditions.

2) Discussion on possible new location for a Community Garden at Arsenal Park - Watertown Community Gardens group - Teresa Hammerle and Rose Ferosa

Hammerle reported that Watertown Community Gardens (WCG) has been looking at new potential spots for planting beds at the volley ball court and street hockey court at Arsenal Park. She explained that the street hockey court would be their prime choice as it is close to a water source and parking and already has secure fencing. After some discussion the CC agreed that the street hockey court would be a much better location than the hard surface volley ball court. This choice was also approved by Recreation Director, Pete Centola during an earlier onsite meeting.

WCG will now work with the Planning Dept and DPW staff to get the location prepped for growing.

Motion: Rose made a motion in support of the street hockey court to be reconfigured for the WCG to use this site as they see fit for their gardening plots in accordance with their agreements with town officials. Taverna seconded the motion.

Vote: A unanimous vote was reached for the street hockey area to be reconfigured for the WCG.

3) Public Hearing - Abbreviated Notice of Resource Area Delineation (ANRAD) to identify and approve the Buffer Zone and 200-foot Riverfront Area boundaries in the vicinity of the Arsenal Mall property. There is no work proposed as part of this application. Owner applicant: BP Watertown Retail LLC, Waterpart, LLC

Jeff Heidelberg, representative of Boylston Properties and two additional invested parties, the Wilder Companies, and Jonathan Bush presented. Heidelberg explained that this submittal was only to confirm the edge of the Charles River and jurisdictional areas under the protection of the CC. He explained that this process would allow for future construction submittals to be designed with site jurisdictional limits already agreed upon.

Tom Liddy, Professional Wetland Scientist from Lucas Environmental explained the steps he had taken to prepare for the ANRAD as a first step prior to appearing before the commission with a Notice of Intent.

Sections of the Site

Harvard Vanguard Office

The Mall Building

The Millers Ale House Building

He explained that he had studied the site and found there were no wetlands on the Arsenal Mall site. He flagged the Charles River with flags from 1-100 and found that only the jurisdictional areas of the 200-foot Riverfront Area and a small portion of the 150-foot Watertown Wetlands Buffer Zone exist on the site.

The 200-foot Riverfront area is found in portion of the lot behind Home Depot, which is not owned by Boylston Properties, but the grassed slope to the south of the lot is and is located in this jurisdictional area.

Upon request, Heidelberg reviewed very preliminarily the proposed plans for a possible future project. He explained that there are two main historic buildings, one that contains Marshalls and extends to the Food Court and the other that contains the Old Navy store; and the former location of Ruby Tuesday's restaurant. Those town buildings are proposed to be kept.

The plan proposes to tear down the 1980's additions of the extension east of the Food Court area as well as the west facing façade of the Old Navy building. New building are proposed but the plan is to remove as much asphalt as possible in order to create a much more inviting space that leads into Arsenal Park.

Commission Inquiries and Comments

Bering inquired as to the timing of the proposed project. He was told the applicant expects to be back with a Notice of Intent by September.

Hayward urged the CC to schedule a site visit and have the applicant come back for the July meeting before voting on the ANRAD.

The CC members agreed and set a site visit for Tuesday June 14th at 4 PM.

Resident Elodia Thomas urged members of the CC to look up the Arsenal Project on the Co-Urbanize website in order to make sure that they comprehend the entire project. She urged that while the project teams and managers are doing a wonderful job there is the potential risk of giving away things that are of value to the CC and the town if all the sensitivities of the surrounding community are not known. She explained that examining the project on Co-Urbanize would serve to inform everyone much more comprehensively.

Motion: Martin made a motion to continue the public hearing to the July 13th meeting until after the site visit. Taverna seconded the motion.

Vote: A unanimous vote was reached to continue the public hearing to July 13th.

4) Minutes from May 4, 2016 meeting

Motion: Rose made a motion to adopt the minutes from the May 4, 2016 CC meeting as modified. Martin seconded the motion.

Vote: A unanimous vote was reached to adopt the minutes of the May 4, 2016 meeting as modified.

5) Agent report on recently permitted projects

The agent stated he had no new updates to discuss.