

Minutes
Watertown Conservation Commission
Lower Hearing Room
Wednesday, November 3, 2010
7:30p.m.
Adopted January 5, 2011

Conservation Commission Members Present: Marylouise Pallotta-McDermott, Louis Taverna, Leo Martin, Maria Rose, Patrick Fairbairn, Stan Sadkowski, Charles Bering

Staff Present: Hayward, Collins

Members of the Public Present: See Sign-In Form

Pallotta-McDermott chaired.

1. Public Hearing - 118-140 Pleasant Street, NOI to build a 44-unit residential building with roadway, access drives, parking areas, stormwater management facilities, utilities, site grading and landscaping. Owner/Applicant: Coppolla Pleasant Street LLC/Cresset Development

Ed Nardie, representative for the applicant, reported that the proposed residential project has changed since it was presented last year. He described the proposed changes to the redevelopment plans at the one-acre site which includes:

a decrease from 48-units (1BD and 2BD) to 44-units,
a decrease of the street frontage wall,
an increase in the landscaped frontage from 10' to 20 to 22',
a change in the mix of units to include studios, as well as 1BD and 2 BD,
a decrease in the parking to reflect the new unit mix,
a front door drop-off area for 5 cars for 15 minutes parking,
an added public courtyard,
the parking below the structure and in the rear will be maintained,
the back retaining wall will be rebuilt to match the existing rebuilt rediblock wall,
33% of the lot will be maintained as open-space,
the proposal will meet all zoning set backs.

Nardi stated that Cresset Development met the owner 3 years ago and has worked in collaboration to arrive at this final proposal. Pallotta McDermott noted that an alternatives analysis was missing.

Brad McKenzie reported that the site is composed of 4 separate, adjoining parcels located in the I-3 District. He informed that the property borders residential properties and the

DCR. He indicated that the property is blighted. He stated that the property slopes towards the DCR property and that stormwater flows towards the retaining wall. He indicated that the retaining wall is in substandard condition. They propose to construct the wall to match the modular reconstructed section. He noted that the wall height will be decreased by 8'-10' to make it homogeneous.

Presently, McKenzie said, there is no stormwater mitigation. It seeps along the wall eventually draining into the Charles River. He reported that the redevelopment would provide 30% open space. He indicated that the roof runoff will go into stormwater bmp.. Bio-retention cells are proposed to handle runoff, and overflow connection will be made to the Town's system. McKenzie indicated that there will be bio-filter swales and rain gardens to handle runoff and promote infiltration. Along the wall, a perforated pipe will be installed. It will not be perforated in the AUL area. Overall these measures will decrease the volume of runoff by 80%. He indicated that plants will be selected that will thrive under wet or dry conditions.

McKenzie reported that he met with Gerald Mee at DPW who was favorable about the project. In addition, he had met with CRWA who were supportive of the stormwater runoff controls and the phosphorus removal management. A copy of the CRWA letter was submitted for the record.

Kyle Zick, Landscape Architect, noted that native plants were selected for their absorption qualities. The plantings were also selected to provide a buffer for the parking area but not an obstruction to the views to the river. In addition, plants were selected to cover the walls.

Mike Duscheneau, LSP, reported that there is an AUL located in the middle of the site. The source, according to Duscheneau, is residual contaminates from the previous car garage. The AUL was established to prevent exposure to contaminates. He stated that the AUL will need to be modified to allow residential use. He reported that the building will act as a cover and cap to the AUL area. He said that residual oil is being removed when identified by manual bailing. He noted that oil still remains at the site. He indicated that petroleum by-products-lead, arsenic, cadmium-are typical of residual motor oil.

Duscheneau reported that that the records of the AUL area go back to 1984 when a fuel tank was removed. Rose questioned the AUL limitation for residential use when the proposed use is residential. Duscheneau responded that an engineered control cap for containment is being proposed which will allow for a modification to the AUL to allow residential use. He felt that exposure to the soil located 3' deep near the back of the building will be limited.

Rose inquired if they were bailing or pumping oil. Duscheneau responded that they

would be removing as much residual materials as possible. Nardi informed that contaminants will be removed as identified during construction.

Rose was satisfied with the 60-80% stormwater mitigation improvement. She expressed concern for required constant care during construction and post-construction maintenance. She suggested that a replacement for any plant die-off needs to be implemented.

Taverna inquired what kind of foundation was proposed in light of the existing AUL. Nardi responded that conventional spread footings were proposed. He also indicated that the west end of the property would be lowered and the east end would be raised to create the parking area at an elevation of 28.' He expects to reach and remove the contaminants during the parking/foundation construction phase.

Fairbairn requested that the applicant be vigilant of the stormwater maintenance systems because their efficiency depends on manpower.

Sadkowski questioned the permeability metrics for the class C soil identified. He asked the following questions: where would the soil go during construction? how is the applicant going to segregate the AUL soils? and where will the stockpile be located? McKenzie responded that the urban soil would be removed and replaced with soil and gravel. He informed that he would provide Hayward with the construction plan of the site. He noted that they will excavate from top to the bottom of the site and will build a wall with modular block to elevation of 28' - the rain garden will be located at the 25' elevation. A temporary sediment basin will be at the same elevation as the rain garden. The first activity to be done will be the cutting of approximately 6' by the rain garden. He assured that silt fences will be installed. Presently the height of the site is 37'. About 3 to 4 cubic yards of fill will be removed.

Pallotta McDermott inquired if they will be contacting DCR to get use of their property. Nardi responded that they will be building the wall from within the property and will not be on DCR property.

Sadkowski inquired where the soil will go. Nardi responded that they will be reusing the soil on the site to build the site up. The suitability of the soil will be checked during construction. The soil will be stockpiled and relocated if contaminated. Nardi stated that the wall construction will be the first to be undertaken, followed by the foundation, then the erection of footings. A 28' elevation pad has to be created.

Sadkowski was concerned about the long term stability of the wall with a pond behind it. He inquired where was the toe drain. McKenzie reported that at the 20' elevation there would be a 12" header pipe (not 2' as indicated in plans). There will be no weep holes in the wall. The materials behind the wall will be crush stone, a 12" pipe, and suitable soil to replace the urban soil.

Mckenzie assured that the wall will not be storing water and creating hydro-pressure behind it. Rose concurred that the water would drain quickly.

Sadkowski wanted a geotechnical professional to confirm that water retention behind the wall was considered.

Martin requested an illustrated detail on how the overflow will work for the proposed 12” pipe and a plan for removal of the contaminated soils be submitted.

Bering wanted a copy of the AUL application and a copy of the RAM plan. Bering wants the contamination to be identified and removed. Nardi provided a copy of the AUL.

Hayward reported that Dan Driscoll from DCR was concerned about the height of the previous proposed wall and prefers the proposed decreased wall height.

Susan Delong, 26 Conant Road, was concerned about the construction and its impact on the wildlife and the aesthetic of the river. She opposed the proposal. She wanted to know who would be responsible to inspect the contaminated soils during construction. Pallotta McDermott assured that containment issues would be addressed in the OOC.

Margaret Pacous, 145 Pleasant Street, asked how the wall will be built. The applicant responded that they will remove the old wall and rebuild it with blocks.

Diane Pascuzzi, 99 Pleasant Street, inquired how will the materials will be stored and how will the AUL area be capped safely. Duscheneau responded that the AUL requires that a barrier be placed between the contaminates and the users; and during construction the soil will be kept wet so it will not migrate. Pascuzzi did not feel that that was sufficient as she had experienced a dusty experience during the reconstruction of Pleasant Street. Duscheneau informed that water trucks will be used to mitigate dust issues. He reported that during construction they will excavate and remove contaminates and that the resulting foundation and paving will act as barrier. They are required to insure that the barrier is maintained from cracking.

Rose suggested that they call the CC Office to enforce the mitigation of construction dust.

Nancy Hammett, 119 Riverside Street, was concerned about the AUL that restricts residential use. She wanted to know what will change to allow residential use. She suggested that an evaluation be conducted to verify the stability of the contaminates.

Duscheneau responded that there are monitoring wells identified in the plan. The two wells located on DCR property at the wall are clean of contaminates, demonstrating that

they are not migrating towards the Charles River. He noted that in April no oil was found and that there is not a lot of oil at the site. He estimated that there is about an 1/2" of oil which can be excavated.

Hammett inquired where they will be storing snow as it would be draining into the system.

Cecile Lenk wondered how the drainage system will be maintained.

George Omartian, 99 Pleasant Street-C92, was concerned about the containment on the site.

Pallotta McDermott suggested that the meeting not be closed and that it be continued to the next CC meeting on December 1 to allow more time to review the submitted materials further. The CC requested the following additional materials:

- an Alternative Analysis of the project,
- a copy of the AUL,
- a professional opinion regarding the structural capability of the wall,
- an updated plan to reflect a 12" pipe,
- a plan to handle the contaminated soil and its removal,
- a RAM plan,
- information on the test pits,
- the plans for an engineered barrier design and its perpetual maintenance plan,
- the monitoring plan to determine soil containment for oil, lead, arsenic and cadmium.

Requested materials are due on November 23.

2. Minutes of October 2010 -approved.

3. Old Business

Item	Update status
Whitney Hill Report	Taverna to identify the # of markers for bid for placing permanent boundary markers.
Recycling Center/Filippello Park	Pallotta McDermott to obtain letter from Mt. Auburn Cemetery regarding temporary usage of their property for a recycling site.
Storm Water Advisory Commission	Rose reported on the continued progress on draft ordinances. One ordinance was completed and submitted to TC.
Rivers Protection Act	Hayward reported that there is a new Assessor. He will meet to discuss updating

	the RPA areas on the Town's GIS map.
GSA	Awaiting response to CC's comments. Corsi assigned as manager to site.
Stanley Ave.	Area has been cleaned up. Trucks have been moved.

Meeting adjourned at 9:45 pm.