

Minutes
Watertown Conservation Commission
Lower Hearing Room
Wednesday, January 4, 2012
7:30p.m.
Adopted February 1, 2012

Conservation Commission Members Present: Marylouise Pallotta McDermott, Patrick Fairbairn, Lou Taverna, Leo Martin, Maria Rose

Conservation Commission Member Absent: Charles Bering

Staff Present: Christopher J. Hayward, Daphne M. Collins

Members of the Public Present: See Sign-In Form

Pallotta McDermott chaired.

1. Public Hearing Continuance – NOI – 5 Bridge Street, DEP #Pending/WWO-11-10 for site improvements which include construction of a new loading dock and ramp, new trash compactor and concrete pad, new bulk gas storage tanks and concrete pad, and the relocation of existing pervious walkway and new egress door. Applicant: 1366 Technologies. Owner: Farley White Aetna Mills, LLC.

Douglas Harnett, of Highpoint Engineering and representative of the applicant, reported that the south facing tanks, concrete pad, ramp loading dock and amendment to the walkways was reviewed, as requested by the CC, and changed. Harnett reported that the following alternatives were explored:

- locating the tanks underground. This was found to be too difficult to maintain and too costly. Plus the vaporizer had to be above ground.
- locating the tanks on the roof. This was not possible because the roof could not handle the weight load or size of the tanks.
- locating the tanks on the South side. This was found to be too far for the delivery, within the riverfront area and more visible from Bridge Street.
- locating the tanks on the West side on the transformer pad. The owner was opposed to this alternative because it was located next to the front door and would require the costly expense of relocating the utilities.
- locating the tanks on the West side. This was found to be the preferred location.

Harnett identified the benefits to the location of the tanks on the West side. He reported that it would maintain the ramp loading dock that exists on the west side. The pad would be decreased from what was previously proposed. The tanks will be decreased to two 17' tall tanks. The deliveries will be increased in response to the smaller tanks. The pad would be below grade where no compensatory storage would be required. In addition, a 15' brick façade treatment is proposed that will blend with the architectural details of the existing building with landscaping. There will be no net increase in impervious area. Two parking spaces were eliminated and

approved by the Planning Board. The tanks will sit on steel feet to allow any flood water to pass through the foundation.

Pallotta McDermott was satisfied with the relocation proposed.

It was noted that the compactor and screen was left at the south side.

Though verbally presented, Rose identified that there was no Alternative Analysis in the supplemental materials as requested by the CC.

Pallotta McDermott opposed the chain link fence for the area around the trash compactor. She preferred a brick enclosure similar to the one proposed around the tanks. She was concerned about the maintenance of the compactor and its security in the event of floods. Rose argued that a brick fence in the resource area would be considered fill. Though she didn't like the chain link fence, she noted that the CC's charge is to remove build-out in the resource area not add to it. Chris Ladd, the architect for the applicant, reported that the trash compactor and area is an existing use.

The applicant suggested plantings as an alternative to a brick enclosure for the trash compactor area. Martin suggested that the trash compactor chain link fence be kept, with mitigating plantings to be selected by Hayward.

Vote: Taverna moved to issue an Order of Conditions for 5 Bridge Street with conditions. Rose seconded the motion. The motion was **adopted**. Ayes: Taverna, Rose, Martin. Opposed: Pallotta McDermott, Fairbairn

2. Public Hearing Continuance – NOI – Waltham Street Apartments, Waltham Street, DEP# Pending/WWO-11-05, to develop a two five-story apartment buildings and one four-story apartment building containing a total of 222 apartments, including 372 parking spaces and site amenities. Applicant: Richard Dickason, WP East Acquisitions, LLC. Owner: LIG-JCDS Realty Holding Company, LLC.

Vote: Taverna moved to continue item to next CC meeting, February 1, 2012 in the Lower Hearing Room at 7:30pm. Martin seconded the motion. The motion was unanimously approved.

3. November Minutes – Approved.

4. Old Business

Item	Update status
Whitney Hill Report	Hayward is to review the Town Manager's packet scheduled for filing before the TC. Hayward will bid out the markers and installation to surveyors.
Recycling Center/Filippello Park	A letter was approved to be sent to Town Council. Pallotta McDermott to speak to

	Magoon.
Storm Water Advisory Commission	The second ordinance has been docketed with the Subcommittee. The Storm Water Commission continues to make progress on the third ordinance.
Rivers Protection Act	Gideon Shriver, Senior Planner, is updating the RPA areas on the Town's GIS map.
GSA	CC sent a letter on Dec. 8, 2011.

5. New Business

Waltham Street Apartment – Fairbairn reported that he attended a Planning Board (PB) meeting on December 15th in response to neighborhood/community flyers regarding Waltham Street Apartments. Fairbairn was concerned about the CC's mission to support and protect open space. He noted that the PB was looking for CC support of protecting the land as open space. There was discussion on how the CC tried to have the Town Council consider buying the land.

Bob Manzelli, 24 Evans Street, was seeking support from the CC to oppose the development of the residential units and to preserve the land for open space.

Fairbairn suggested that the CC write a letter to the PB supporting the preservation of the Gore Estate land for open space and that there be no net loss in open space land.

Staff noted that the CC is considering a NOI for Waltham Street and that considering an alternative to the proposal could be an issue. Hayward will talk to the Town Attorney.

Davenport Delta- Taverna reported that reconstruction of Belmont Street is being considered and that a proposed turning lane at School and Belmont would take a 10' wide strip from the Davenport Delta. Hayward said that 4 trees will also be removed but that there is a landscape and tree replacement plan with the design.

Vote: Taverna moved to write a letter opposing the taking of the land for the turning lane and the loss of open space. Fairbairn seconded the motion. The motion was unanimously **approved**.

Rules & Regulations Discussion – Martin found the definition of upper bank found in the 1987 Rules and Regulations and requested that it be discussed at the February meeting.

6. Order of Conditions

5 Bridge Street – 18 a, b, c, d, e, 22, 23, 24, 25, 26, 27, 30, 31, 33, 35, 36, 37, 38, 39, 40, 41a, b, c, f, g.

Special Conditions:

- Details of the wall and pad shall be submitted;
- Compensatory Storage calculations shall be submitted;

- An Alternatives Analysis shall be submitted for the record.
- A Landscape Plan for the vegetation and plantings around the trash compactor shall be submitted.
- Details of the trash compactor and the manner in which the compactor will be stabilized and secured in the event of flood waters.