

**Minutes**  
**Watertown Conservation Commission**  
**Lower Hearing Room**  
**Wednesday, January 8, 2014**  
**7:30 p.m.**  
*Adopted Wednesday, March 5, 2014*

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

**Conservation Commission Member Absent:**

**Staff Present:** Christopher J. Hayward, Patricia Mihelich

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Pallotta McDermott chaired.

**1) Continuance of 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, owner.

William York, attorney representing Pleasant Development LLC, reintroduced the team, Bill Dillon, Joe White and Jon Wardwell, Pleasant Development, LLC; Brad McKenzie, Civil Engineer, McKenzie Engineering and Jim Curtis, Licensed Site Professional, Cooperstown Environmental. Since the last hearing, they appeared before the Watertown Planning Board who unanimously approved and granted a special permit for the project. At the last hearing the Commission requested to hear from an LSP as to the cleanup and focus on the materials that would be used on the surface driveway. Tonight the applicant will address those issues and do a recap of last month's meeting.

Bill Dillon, Pleasant Development, stated that Rose had asked at the last meeting to what level would they clean up the site, A1, 2 or 3 as far as the contaminants were concerned. He had not planned to hire an LSP until the project had been approved. Dillon told the Commission that there was an outside oil tank (which has since been removed) that leaked/spilled oil and ran along the foundation of the building. Due to extensive testing they have a very good idea of approximately how many cubic yards of contaminated soil there is but it is impossible to clean out the site until the building is removed. After the building is demolished having five trucks on site it should take one day to clean up and remove the containment soil to a facility in New Hampshire. Additional testing will be done and the site will be cleaned to A2 classification, which includes about 95% of all sites that are remediated.

Brad McKenzie, McKenzie Engineering, in response to comments at the last hearing incorporated several changes that were made to the Site Layout Plan. The permeable concrete pavers on the driveway slope were replaced with bituminous concrete pavement. Also, the incorporation of an oil grease separator drain located on the exterior of the building outside the flood plain to accept flows from the interior floor drains in the garage. He then reiterated the improvements and upgrades that the present proposal addresses, including the Storm Water Management, from the previous proposal.

Jim Curtis, Licensed Site Professional from Cooperstown Engineering, addressed the site cleanup in greater detail. Extensive testing of the site was done by Tetra Tech who was hired by the previous owners. The contaminants are well bounded and not very deep which will make the cleanup very cut and dry. Tetra Tech did a total of 31 borings, 15 on the property site and 16 on DCR land, which was a good representation of where the contamination ends. Fourteen of the borings on DCR land tested clean and two were very below levels at 30 parts per billion i.e. 99% below drinking standards. Rose continued the discussion for verification of the Site Plan with Disposal Site Boundary showing the locations of the borings and monitoring wells produced by Tetra Tech. Curtis informed her that the cleanup would be sufficient and there would not be a greater impact of any residue traveling down river.

**Vote:** Bering moved to issue an OOC for 192 Pleasant Street, #321-0155, WWO-13-02. Fairbairn seconded the motion.

Ayes: Bering, Fairbairn, Pallotta McDermott, Martin, Rose

Abstained: Taverna

The motion was adopted

Special Conditions are: Revised OTM to include no snow storage on property.

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18a, b, c, d, e, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41a,b,c, f, g, 43, 46.

**2) Public Hearing – NOI –** for the installation of a “cast in place” wing wall headwall on the inlet side of the existing 60-inch culvert under Greenough Blvd. Sections of broken reinforced concrete pipe blocking Sawins Pond Brook will be removed. DEP#\_\_\_\_\_ **WWO-14-01. Applicant: Robert Lowell**  
**Owner: MA Department of Conservation and Recreation**

Robert Lowell, DCR Storm Water Manager, in following the progress of the restoration of the GSA project Lowell and Hayward inspected the adjacent property. They found the damaged 60’ culvert that carries Sawins Pond Brook under Greenough Boulevard.

To repair the Culvert, a new pour-in-place concrete headwall will be constructed. Sawins Pond will be dammed with a temporary cofferdam. To bypass the culvert, a 6” pump will run continuously during the course of work. The Sawins Pond Brook bypass will discharge into the DCR catch basin on the west side of Greenough Boulevard and discharge to the Charles River. The new headwall will be cast-in-place with erosion control wing-walls. Surrounding area will be rough graded; restored with topsoil, loam and seed as needed and invasive vegetation will be removed.

**Vote:** Bering moved to issue an OOC for installing of a “cast in place” wing wall headwall WWO-14-01. Martin seconded the motion. The motion was adopted

Special Conditions are:

-18 b, d, e, 19, 22, 23, 24, 26, 27, 31, 32, 36, 38, 39, 43.

**3) Certificate of Compliance Request – 340 Pleasant St DEP# 321-0089 WWO 1-04. Casey and Dupuis. Jon Casey, owner.**

Jon Casey has a certified letter of compliance and all conditions have been met. Hayward met with Casey on site and was satisfied that all the requirements were completed and recommended that the request be approved.

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

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

**5) Old Business**

Item	Update status
Whitney Hill Report	Annual Report was forwarded to Steve Magoon who will send it to the Town Manager. Request for Services – Whitney Hill Park survey has been drafted and quotes are being sought from potential surveyors.
Recycling Center/Filippello Park	Pallotta McDermott received an email from Peter Centola that he needs the documentation that the monitoring wells have been closed and decommissioned. The report is not in the Conservation commission files but either the DPW records or the state may have the documents.
Storm Water Advisory Commission	Continued discussion about outreach and public education. Hayward will be meeting with the commission Thursday January 16 <sup>th</sup> .
GSA	Charter Environmental already excavated the site and is expanding the wetland area because they had to expand the cap to add a ½ acre.

Meeting adjourned at 9:45 p.m.