

Minutes
Watertown Conservation Commission
Philip Pane-Lower Hearing Room
Wednesday, May 4, 2016
7:30 p.m.

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

Commission Members Absent: N/A

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

Meeting chaired by Pallotta McDermott. (adopted with modification 6/1/16)

- 1) Public Hearing Continued– Notice of Intent – 330-350 Pleasant St. Project -**
Proposed is a mixed use residential and commercial development at 330, 340, 350
Pleasant Street. Applicant/Owner. Mark Coppola, World Realty & Development,
LTD Representative: John P. Rockwood, ECOTECH, INC.

Pallotta McDermott called the Notice of Intent for Public Hearing.

Dr. John Rockwood, Chief Environmental Scientist with ECOTECH introduced
members of the project team who were also present at last months' meeting on
this NOI. There has since been a site visit with commission members.

- a. Terry Morris, Legal Advisor.
- b. Site resources-Dr. John Rockwood, Chief Environmental Scientist
with Ecotech.
- c. Proposed storm water system and irrigation resources-Joseph Porter of
VTP Associates, Inc.
- d. Architecture by Dave Anino of Anino Associates, Inc.
- e. Landscaping plan-Rebecca Bachand-UB-LA

Rockwood explained that there have been some changes made to the plans based
on Shuman's concerns and that Porter would be reviewing some of the
information around the changes.

Hayward warned him because no complete documentation had been served on the
commission members, they would not be prepared for a full discussion. Hayward
clarified that he could discuss the changes on storm water on a very limited basis,
but that they could discuss the site visit which had already taken recently place.

Rockwood asked the CC for any questions that had arisen from the site visit.

Martin said that having made the site visit he wanted to recommend straightening out the retaining wall and moving the area for compensatory storage closer to the wetlands. Hayward was in favor of the idea. Fairbairn said that it made sense to ecologically tie the vegetated area back into the wetland area rather than to isolate it. Rose recommended a vegetated retaining wall that could be attractive and address erosion control.

He touched briefly on the significant changes that were called to be made in response to Shuman's concerns. There was an increase in the rainfall amount due to having to hold the Cornell number as well as to solve the volume and tail water also a concern.

Martin stated his concern with the hydrology of the site being taken during the spring as opposed to the rates taken in the winter.

Agent Hayward indicated that reports were forthcoming with readings that would be sufficient to respond to all points of concern brought up in the previous meeting, as well as addressing concerns of the engineer. Martin wanted to be clear he was looking for standards that met state requirements for all readings.

Porter and Hayward assured the CC members that a copy of the report containing all new levels would be served upon them before the next meeting for their review.

Legal Issues

Terry Morris, legal counsel for the project said that he was working on the conservation easement.

Driscoll has sent Morris several versions of the easement where there have been previous, seamless transitions between DCR land and private land owners.

He explained that his client is not inclined to ban pets from the building but that animals will be allowed on a limited basis. On that note, he called Barchard forward to review information relevant to concerns with pets.

Barchard reviewed the plans and mentioned that there will be a pet relief area on the second floor with synthetic turf for the pets that will be drain into a separate system than other drain water. Rose expressed interest in some zoning or ordinance rules that would set limits about the number of animals being allowed to live in the complex. She also expressed interest in signage that would direct residents to alternative out door areas to exercise their pets. Martin explained that some complexes limit the size of the animals allowed to live there.

Bering was interested in signs being posted in the DCR areas that govern what is permissible in certain locations along the DCR area.

Morris made a request to have authority to take down the remnants of the last building that is left standing in the Conservation Commission jurisdiction.

Martin had no problem with that as it was far enough away from the wetlands. Taverna agreed.

Agent Comments

Agent Hayward advised the CC to make a motion to administratively authorize demolition of remaining portion of building within the jurisdiction of the Conservation Commission.

Motion: Bering made a motion that the CC allow to Hayward to issue a letter authorizing the demolition of the last portion of the building remaining on the site which is in the jurisdiction of Conservation Commission. Taverna seconded the motion.

Vote: A unanimous vote was reached allowing for the demolition of the final portion of the building remaining within the jurisdiction of the Conservation Commission.

Pallotta McDermott ordered that all filings be served on Shuman, the Town's Engineer in order that he had time to review the documents and respond in writing.

2) Minutes from April 6, 2016 Meeting.

Motion: Martin made a motion to adopt the minutes from the April meeting as modified. Bering seconded the motion.

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

3) Old Business

- a. DCR Riverfront Park-Agent Hayward reported that minor fencing was being installed around the building, and that a Ribbon Cutting Ceremony should be happening soon.
- b. DCR River Dredging-The agent understands that the dredging is now complete and most of the work was done on the Boston side.
- c. GSA Greenough Boulevard has restarted and hopefully work will be complete this summer. They will be replanting 185 new trees.

- d. The GSA site still has no plan on how it will be opened to the public. Once they have new staff in place to deal with the planning of the opening, there should be some progress to report.
- e. Pedestrian Bridge Replacement is anticipated to start in early November.
- f. Spray Park-Dealtry Pool should be finished up relatively soon.
- g. Williams Pond-Trees and old vines have been removed while the nice trees will be held onto down by the water. Some 16 dumpsters of trash have been removed so far. He reported that there are sprouts coming up already from the increase in rain fall and before long it should be nice and green.
- h. Hayward will now move on and focus on the Spring Tree Planting season.

4) Commission Discussion

Fairbairn had been seeking contact information to reach Bob DiRico at the DPW to discuss his scientific study of Whitney Hill. Fairbairn has been unable to contact DiRico to discuss concerns at this time.

Agent Hayward will make arrangements for Fairbairn and DiRico to meet and discuss.

A unanimous vote was reached to adjourn the meeting.