

CONSERVATION COMMISSION AGENDA

The Conservation Commission will hold this meeting as a virtual meeting on Thursday, May 14, 2020 at 7:00 pm. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: 717372773.

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us, click “Join a Meeting” and enter the following Meeting ID: 390-740-999 or use the direct link <https://zoom.us/j/717372773>.

To participate in this virtual meeting by calling in, dial: +16465588656 and enter the meeting ID: 717372773, followed by the # symbol.

NOTE: Items may be taken out of order at the Chair’s discretion.

NOTE: Discussions of wetland cases may be limited to 20 minutes for RDAs and 40 minutes for NOIs

DECISIONS

I. WETLANDS DECISIONS

1. **116 Upland Ave – compliance question – DEP File #239-824**
 - Owner: Ilya Zvenigorodskiy
 - Request: Determine compliance re enclosing area under the house with “lath”.
2. **6 Vaughn Ave – NOI – teardown/rebuild single-family home – DEP File #239-XXX**
 - Owner: 6 Vaughn Avenue, LLC Applicant: Merek Franklin, Copley Design, LLC
 - Representative: Daniel C Orwig, Orwig Associates
 - Request: Issue OOC.
3. **15 Riverdale Avenue – NOI (continued) – multi-use 40B development – DEP File #239-860**
 - Owner: Michael Price, Legacy the River, LLC Applicant: Jack Englert, CPC Land Acquisition Company, LLC Representative: Timothy Williams, Allen & Major Associates, Inc.
 - Request: Issue OOC.
4. **Dunstan St/Washington St/Kempton Place – NOI – Dunstan East Mixed-Use 40B Development – DEP File #239-XXX**
 - Owner/Applicant: Robert Korff, Mark Development, LLC Representative: Christopher Wagner, VHB, Inc.
 - Request: Issue OOC.
5. **Generic DPW Roadwork – OOC Extension – Newton-wide – DEP File #239-787**
 - Owner: City of Newton Applicant: Theodore Jerdee, Newton DPW Representative: none
 - Request: Issue 3-year OOC extension.
6. **55 Grace Road – COC – major landscaping in BZ – DEP File #239-767**
 - Owner/Applicant: Joel Sable Representative: none
 - Request: Issue COC.

II. CONSERVATION AREA DECISIONS

7. Hydro-raking Houghton Pond

III. ADMINISTRATIVE DECISIONS

8. Minutes of 4/23/20 to be approved

IV. ISSUES AROUND TOWN DECISIONS

9. City of Newton 2020-2027 Open Space and Recreation Plan

UPDATES

V. WETLANDS UPDATES

VI. CONSERVATION AREA UPDATES

VII. ISSUES AROUND TOWN UPDATES

VIII. ADMINISTRATIVE MATTER UPDATES

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING

ADJOURN



Mayor

Ruthanne Fuller

Director

Planning &

Development

Barney Heath

Senior

Environmental

Planner

Jennifer Steel

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Planner

Claire Rundelli

Conservation

Commission

Members

Kathy Cade

Dan Green

Judy Hepburn

Ellen Katz

Susan Lunin

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Leigh Gilligan

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NOTE: Discussions of wetland cases may be limited to 20 minutes for RDAs and 40 minutes for NOIs

DECISIONS

I. WETLANDS DECISIONS

1. 116 Upland Ave – compliance question – DEP File #239-824

- Owner: Ilya Zvenigorodskiy
- Request: Determine compliance re enclosing area under the house with “lath”.
- Documents Presented: Site photos, excerpts of OOC
- Jurisdiction: Flood zone
- Staff Notes:
 - OOC stated: no fill, no enclosure:
 - “To maintain the flood storage capacity of the site, no net fill may be brought onto the site within the floodplain elevation.”
 - “To maintain the flood storage capacity of the site, the crawl space under the house may not be filled or enclosed or its grading altered.”
 - Fill volume of lath: ~6 cy
 - Unrestricted hydraulic connectivity? The gaps are limited and are spaced every 5 inches.
 - Parity concerns: neighbor’s crawl space is covered with vertical boards and neighbor now has a solid fence around their back yard.

2. 6 Vaughn Ave – NOI – teardown/rebuild single-family home – **DEP File #239-XXX**

- Owner: 6 Vaughn Avenue, LLC Applicant: Merek Franklin, Copley Design, LLC
- Representative: Daniel C Orwig, Orwig Associates
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Buffer Zone
- Performance Standards
 - **Buffer Zone. 10.53(1): General Provisions** “For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of preconstruction review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work.”
- Project Summary
 - Demolition of an existing single-family home with associated driveway.



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- Removal of trees within the outer 50' of the buffer zone.
- Within the Buffer Zone, construction of portions of a new single-family home with associated driveway, front walkway, front porch, back patio, ~2' retaining wall, and stormwater management systems.
- A rain garden is proposed outside of the Buffer Zone.
- Applicant is proposing to provide a 700 s.f. easement along the northern property boundary to accommodate the existing Lifecourse Trail that crosses onto the subject property from the adjacent City-owned Cold Spring Park.
- Staff Notes
 - Latest design is an improvement.
 - Site access must be clarified (currently none is shown) and must include robust protections for the street tree(s).
 - Grading changes near the proposed patio are proposed within the tree protection boundary and quite close to the tree trunk. Tree protection should be extended to nearer the dripline and grading should be revised to limit fill being placed around the protected trees.
 - 8 trees over 8" and 8 additional smaller trees are due to be removed.
 - Planting is a mixture of natives and non-natives, has limited habitat potential, and doesn't replace canopy trees.
 - Erosion controls are labelled on the plan sheets as "wattles" and details are provided for haybales. The plans should be revised to include only entrenched silt fence and compost sock.
- Staff Recommendations: If appropriate revisions are received addressing the issues noted above, vote to close the hearing and issue an OOC.

3. 15 Riverdale Avenue – NOI (continued) – multi-use 40B development – DEP File #239-860

- Owner: Michael Price, Legacy the River, LLC Applicant: Jack Englert, CPC Land Acquisition Company, LLC
Representative: Timothy Williams, Allen & Major Associates, Inc.
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Buffer Zone, Riverfront Area, BLSF, City Floodplain
- Performance Standards
 - **Buffer Zone. 10.53(1): General Provisions** "For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of preconstruction review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work."
 - **10.58(5) RFA: Redevelopment within Previously Developed Riverfront Areas; Restoration & Mitigation**
 - ... work improves existing conditions.
 - Redevelopment means ... reuse of degraded or previously developed areas.
 - A previously developed riverfront area contains areas degraded prior to August 7, 1996....
 - Work to redevelop previously developed riverfront areas shall ...:
 - (a) At a minimum, work shall result in an improvement over existing conditions ...
 - (b) Stormwater management is provided according to standards
 - (c) Proposed work shall not be closer to the river than existing conditions or 100', whichever is less
 - (d) Proposed work...shall be located... away from the river, except in accordance with 10.58(5)(f) or (g).
 - (e) ... proposed work shall not exceed the degraded area ...except in accordance with 10.58(5)(f) or (g).
 - (f) despite what it says in 310 CMR 10.58(5)(c), (d), and (e), more alteration at the RFA outer boundary may be allowed if an applicant proposes restoration ... of at least 1:1 ...
 - (g) despite what it says in 310 CMR 10.58(5)(c), (d), or (e), more alteration at the RFA outer boundary may be allowed if an applicant proposes mitigation ... of at least 2:1
 - (h) The issuing authority shall include a continuing condition in the COC ...under 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area....
 - **Bordering Land Subject to Flooding: 10.57**
 - Compensatory storage shall be provided for all flood storage volume that will be lost ... Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body.
 - Work shall not restrict flows so as to cause an increase in flood stage or velocity.

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- Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions.
- **City Floodplain. Sec. 22-22. Floodplain/Watershed Protection Provisions.**
 - (b)(1) Except as provided in subsections (b)(2) and (e) of this section, no building or other structure shall be erected, constructed, altered, enlarged or otherwise created for any residence or other purpose ... which will restrict floodwater flow or reduce floodwater storage capacity shall be permitted.
 - (b)(2) ... the conservation commission may issue an order of conditions for the following uses in the Floodplain/Watershed Protection District:
 - a) Any building or structure for which compensatory storage is provided ...
- Project Summary
 - The project, a 40B, is before the ZBA.
 - Demolish existing large commercial building and remove much of the existing pavement.
 - Construct one large building (with a central open-air concourse) within Riverfront Area -- 166 units, ~57,819 sf, and 5 stories with ground-level covered parking, and associated outdoor amenities.
 - Undertake associated site grading, install drainage and stormwater management systems, create bioretention area, and landscape the site.
 - N.B. The project includes the construction of another smaller building, roadway, and parking outside of RFA.
- Regulatory framework
 - Riverfront Area alteration – some reduction in impervious area, significant plantings, significant improvement in stormwater, improvement in public access
 - Flood zone – net gain of 5,309 c.f. storage
- Project will result in a number of improvements to current conditions
 - Overall, this seems to represent a small improvement to the existing Riverfront Area by pulling the proposed building back 30-35’ feet from the river and pulling the hardscape back 7’ from the river in most areas. The bioretention area could provide greater habitat value than the existing lawn it will be replacing.
 - Impervious area on the entire project site (including areas outside Riverfront Area) will be reduced by 10,218 s.f.
 - Flood storage will be increased on the site by 15% or 5,309 c.f.
 - The retrofitted catchbasins, water quality structure, and subsurface detention structure will hold and treat runoff from the entire site and nearby streets and reduce the site’s phosphorus load in compliance with the City’s TMDL.
 - Runoff from the covered parking area will go through oil/water separators and into the City’s sewer.
 - Public access to the DCR Blue Heron Pathway and to the City’s adjacent Forte Park will be enhanced.
- Staff Notes:
 - The MAHW flags and BVW flags at the western end of the project have been revised in response to staff’s request. The resulting change in jurisdictional area is, however, minimal.
 - Construction sequence on C-001 doesn’t adequately describe how materials, excavation, snow storage, temporary detention, etc. will all work. Also, #17 (SWPPP) should be #1.
 - Temporary sediment basins should be planned in advance (around parking, laydown, construction, etc.)
 - Erosion control should be entrenched silt fence and 12” staked compost sock because of the duration and scale of the project.
 - Erosion control note #6 needs editing.
 - Staff are concerned about protecting the roots of the trees immediately adjacent to the rain garden that will be excavated.
 - Even with the added notes regarding stockpiling and compaction, staff are concerned about protecting the areas due to be porous pavement and infiltration areas. Plan sheet C-108 indicates a conflict between stockpiling area and porous pavement. Plan sheet C-108 doesn’t provide sufficient stockpile area for the whole project, and doesn’t account for intra-site transit, vehicle storage, laydown, etc.
 - Sheet L-000 indicates that chain link fencing with gates will be installed around trees to be protected. This seems excessive, and the locations shown on the plans do not actually protect the tree roots (out to the drip line).
 - Sheet L-000 indicates that all excavation near trees will be done by hand, but the whole bioretention area is close to trees.
 - Sheet L-000 notes 11 and 12 don’t seem pertinent to this site.
 - Consider whether permanent bounds would be appropriate for plantings in the Riverfront Area.
 - Staff recommend having a professional on site to address potential issues of contamination when excavation is underway.

- Staff Recommendation: If appropriate responses to questions and concerns are received, vote to close the hearing and issue an OOC.

4. Dunstan St/Washington St/Kempton Place – NOI – Dunstan East Mixed-Use 40B Development – DEP File #239-XXX

- Owner/Applicant: Robert Korff, Mark Development, LLC Representative: Christopher Wagner, VHB, Inc.
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Buffer Zone, Riverfront Area, BLSF, Land Under Waterways, City Floodplain, Bank
- Performance Standards
 - **Buffer Zone. 10.53(1): General Provisions** “For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of preconstruction review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work.”
 - **10.58(5) RFA: Redevelopment within Previously Developed Riverfront Areas; Restoration & Mitigation**
 - ... work improves existing conditions.
 - Redevelopment means ... reuse of degraded or previously developed areas.
 - A previously developed riverfront area contains areas degraded prior to August 7, 1996....
 - Work to redevelop previously developed riverfront areas shall ...:
 - (a) At a minimum, work shall result in an improvement over existing conditions ...
 - (b) Stormwater management is provided according to standards
 - (c) Proposed work shall not be closer to the river than existing conditions or 100’, whichever is less
 - (d) Proposed work...shall be located... away from the river, except in accordance with 10.58(5)(f) or (g).
 - (e) ... proposed work shall not exceed the degraded area ...except in accordance with 10.58(5)(f) or (g).
 - (f) despite what it says in 310 CMR 10.58(5)(c), (d), and (e), more alteration at the RFA outer boundary may be allowed if an applicant proposes restoration ... of at least 1:1 ...
 - (g) despite what it says in 310 CMR 10.58(5)(c), (d), or (e), more alteration at the RFA outer boundary may be allowed if an applicant proposes mitigation ... of at least 2:1
 - (h) The issuing authority shall include a continuing condition in the COC ...under 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area....
 - **Bordering Land Subject to Flooding: 10.57**
 - Compensatory storage shall be provided for all flood storage volume that will be lost ... Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body.
 - Work shall not restrict flows so as to cause an increase in flood stage or velocity.
 - Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions.
 - **City Floodplain. Sec. 22-22. Floodplain/Watershed Protection Provisions.**
 - (b)(1) Except as provided in subsections (b)(2) and (e) of this section, no building or other structure shall be erected, constructed, altered, enlarged or otherwise created for any residence or other purpose ... which will restrict floodwater flow or reduce floodwater storage capacity shall be permitted.
 - (b)(2) ... the conservation commission may issue an order of conditions for the following uses in the Floodplain/Watershed Protection District:
 - a) Any building or structure for which compensatory storage is provided ...
 - **Bank: 310 CMR 10.54**
 - (a) Work on a Bank shall not impair the following:
 1. The physical stability of the Bank;
 2. The water carrying capacity of the existing channel within the Bank;
 3. Ground water and surface water quality;
 4. The capacity of the Bank to provide breeding habitat, escape cover and food for fisheries;
 5. The capacity of the Bank to provide important wildlife habitat functions. A project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 50 feet (whichever is less) of the length of the bank found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important

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wildlife habitat functions....Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures in 310CMR 10.60.

6. Work on a stream crossing ...
 - (b) Structures may be permitted in or on a Bank when required to prevent flood damage, including the renovation or reconstruction (but not substantial enlargement) of such facilities, buildings and roads, ...
 - (c) No project may be permitted which will have any adverse effect on specified habitat sites of Rare Species.
- **Land Under Waterways and Waterbodies: 10.56**
 - (a) Work shall not impair the following:
 1. The water carrying capacity within the defined channel, which is provided by said land in conjunction with the banks;
 2. Ground and surface water quality;
 3. The capacity of said land to provide breeding habitat, escape cover and food for fisheries; and
 4. The capacity of said land to provide important wildlife habitat functions. A project or projects on a single lot, for which Notice(s) of intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures established under 310 CMR 10.60.
 5. Work on a stream crossing
 - (b) The issuing authority may issue an Order to maintain or improve boat channels
 - (c) No project may be permitted which will have any adverse effect on rare species.
 - Project Summary
 - Demolish existing large commercial buildings and remove existing pavement.
 - Remove the majority of the southern stream wall, regrade the bank, and plant the slope to create a more natural stream channel. Culvert headwalls will also be reconstructed
 - Construct 3 mixed use buildings (with parking under buildings) totaling roughly 426,000 s.f. and one central roadway, resulting in a proposed reduction of 13,691 s.f. of impervious area.
 - Stormwater management changes include a new sand filter and changes to the existing outfall.
 - Create flood storage area/green space/public space resulting in an increase in flood storage capacity of 1320.8 cubic yards.
 - Construct a boardwalk along the newly naturalized Cheesecake Brook.
 - Staff Notes:
 - Project will result in a number of improvements to current conditions
 - The (dilapidated) southern wall of Cheesecake Brook will be removed and a sloped, vegetated embankment will be created.
 - The current MassDOT culvert connection to Cheesecake Brook will be converted (with a plunge pool) to an angled, sinuous, vegetated channel.
 - Extra flood storage capacity (and public greenspace) is being created.
 - Impervious area is being reduced.
 - Parking is being placed under buildings, so runoff will be minimized and will be directed to City sewer.
 - Stormwater will be better treated prior to discharge to Cheesecake Brook.
 - Regulatory framework
 - Bank alteration -- 402' -- significant improvement in functions and values
 - Riverfront Area alteration -- 87,407 sf -- significant improvement in stormwater, improvement in habitat, reduction in impervious area, etc.
 - Flood zone -- net gain of 1,320 cf of storage
 - Land Under Water -- stream channel will be renaturalized where grading changes occur and land under water will be expanded.
 - Requested plan changes/clarifications from applicant.
 - Show flood zone on grading plan. Show areas of cut and areas of fill.
 - Show temporary detention basins.
 - Show dewatering sites.
 - Show process and mechanisms for bypass pumping/ dewatering/ESC for stream realignment work.
 - Clarify the intended character of the stream bottom after realignment occurs.

- Show details of headwalls (velocity dissipation, trash collection, scour prevention) and stream channel (TRM?).
- Show location of proprietary water quality inlet.
- Clarify how sand filter will not be short circuited.
- Clarify where the two sand filters are located.
- Clarify which catch-basins have sumps and which do not.
- Clarify what is under the decking.
- Clarify what is under the “Z-shaped” ramp (does water flow under it or is it solid?).
- Clarify how the proposed flood zone line works around the ramp and around and under Building 3.
- Do cut and fill calcs take into consideration 6 inches of loam?
- Clarify planting intentions: numbers and species of trees (trees are listed in G3); why a seed mix is proposed in the public access area?
- Clarify location of guardrail along boardwalk (and viewing platforms).
- Clarify stairs off boardwalk.
- Requested erosion control changes (to also be reflected in updated plans).
 - Add entrenched silt fence all around site.
 - Add erosion controls for wall/bank work.
- What is depth to groundwater? What is the depth of the garages?
- The Environmental Monitor should also review installation of the sand filter, headwalls, etc.
- Restoration area should be bounded, per 310 CMR 10.58(5)(h).
- Staff Recommendation: Seek a continuation to 6/4/20 to allow the applicant team to address staff notes and concerns.

5. Generic DPW Roadwork – OOC Extension – Newton-wide – DEP File #239-787

- Owner: City of Newton Applicant: Theodore Jerdee, Newton DPW Representative: none
- Request: Issue 3-year OOC extension.
- Documents Presented: 2019-2020 Roadworks Report
- Jurisdiction: Buffer Zone, Riverfront Area, BLSF, City Floodplain
- Staff Notes: Staff feel it fully appropriate to extend the generic roadworks OOC for the Department of Public Works, including the condition requiring annual reports.
- Staff Recommendations: Vote to issue a 3-year extension to Order of Conditions #239-787.

6. 55 Grace Road – COC – major landscaping – DEP File #239-767

- Owner/Applicant: Joel Sable Representative: none
- Request: Issue COC.
- Jurisdiction: Buffer Zone, Riverfront Area
- Staff Notes: Staff site visit on 5/2/20 confirmed compliance.
- Staff Recommendations: Vote to issue a Certificate of Compliance for approved work under Order of Conditions #239-767.

II. CONSERVATION AREA DECISIONS

7. Hydro-raking Houghton Pond

- Documents Presented: Spreadsheet of capital improvement projects and budget, aerial of work areas
- Staff Notes:
 - Houghton Pond has been filling in with leaves and organic debris since its creation at the turn of the century. Now weeds encroach close to the center of the pond during dry periods.
 - Trails are suffering extreme damage from frequent flooding
 - Hydroraking could increase flood storage and alleviate some of the flood damage.
 - Estimates:
 - Solitude 10 days hydroraking = \$27,000
 - Bob Hanss support for hydroraking, disposal and seeding, and trail restoration = \$26,885
 - Bob Hanss stream cleaning and new trail surface = \$28,150
 - REVIEW BUDGET SHEET

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- Any City-sponsored work would need to be bid out and the lowest qualified bid accepted.
- Any privately funded work on City land would need to be licensed by the ConCom. Work done by a private contractor on City land would need to be approved by the City prior to final payment.
- Private donations could be collected by a 501(c)3 and used to pay a licensed contractor.
- All work within wetland jurisdiction would need to be permitted under and Order of Conditions.
- Project Proposal:
 - A1. Hydrorake the pond.
 - A1. Dispose of raked material at the corner of Suffolk/Lowell, loaming, and seeding with woody/vegetative mix.
 - A1. Dispose of some raked material in swimming pool in Old Deer Park.
 - A1. Restore the main entrance's accessible stonedust trail and the western wood chip trail to the weir/outlet.
 - B. Hand rake the two inflowing streams.
 - C. Use a mini-excavator to hydrorake the larger inflowing streams and outfall plunge pools.
 - D. Create a new accessible trail surface along the inflowing stream to fix damage from mini-excavator
- Proposed division of project: ConCom would bid, pay for and oversee hydroraking (A1); community contributions would support the remainder of A1 and possibly B, C, and D.
- Staff Recommendation: Vote on whether to:
 1. Approve in concept all or part of the proposed project,
 2. Direct staff to proceed with putting out a bid for the hydroraking project,
 3. Direct staff to seek a detailed scope of work for A1, B, C, and D from the community,
 4. Direct staff to begin crafting an NOI that would permit all work described in A-D.

III. ADMINISTRATIVE DECISIONS

8. Minutes of 4/23/20 to be approved

- Documents Presented: draft minutes
- Staff Recommendations: Vote to accept the 4/23/20 minutes.

IV. ISSUES AROUND TOWN DECISIONS

9. City of Newton 2020-2027 Open Space and Recreation Plan

- Staff Notes: The first draft of the OSRP was released for public review (and review by P&D and ZAP on 4/30. Susan Lunin and Jeff Zabel have been involved members of the OSRP Advisory Committee, but all members of the ConCom should review the draft plan. The state requires a letter of support from the Conservation Commission. Individual members of the ConCom may submit any comments to Conservation staff for consideration in the final draft
- Staff Recommendation: Identify any short comings of the OSRP so that they may be addressed in the final draft.

UPDATES

V. WETLANDS UPDATES

VI. CONSERVATION AREA UPDATES

- Old Deer Park: Staff met with the annual maintenance contractors on site and discussed site management and trail creation. Conservation land maintenance contractors will cut the trail (see revised trail map), cut invasives twice annually to maintain progress, continue to cut more invasives from the knolls, and re-clear path along green line. We anticipate the first pass coming in the next couple of weeks prior to full leaf out.
- Pending projects:
 - CRP stairs -- hoping to get bid out soon
 - Kessler boardwalk and bridge at hoping to get bid out soon
 - Webster stairs awaiting DCR
 - Houghton hydrorake
 - Dolan crusher-run.

VII. ISSUES AROUND TOWN UPDATES

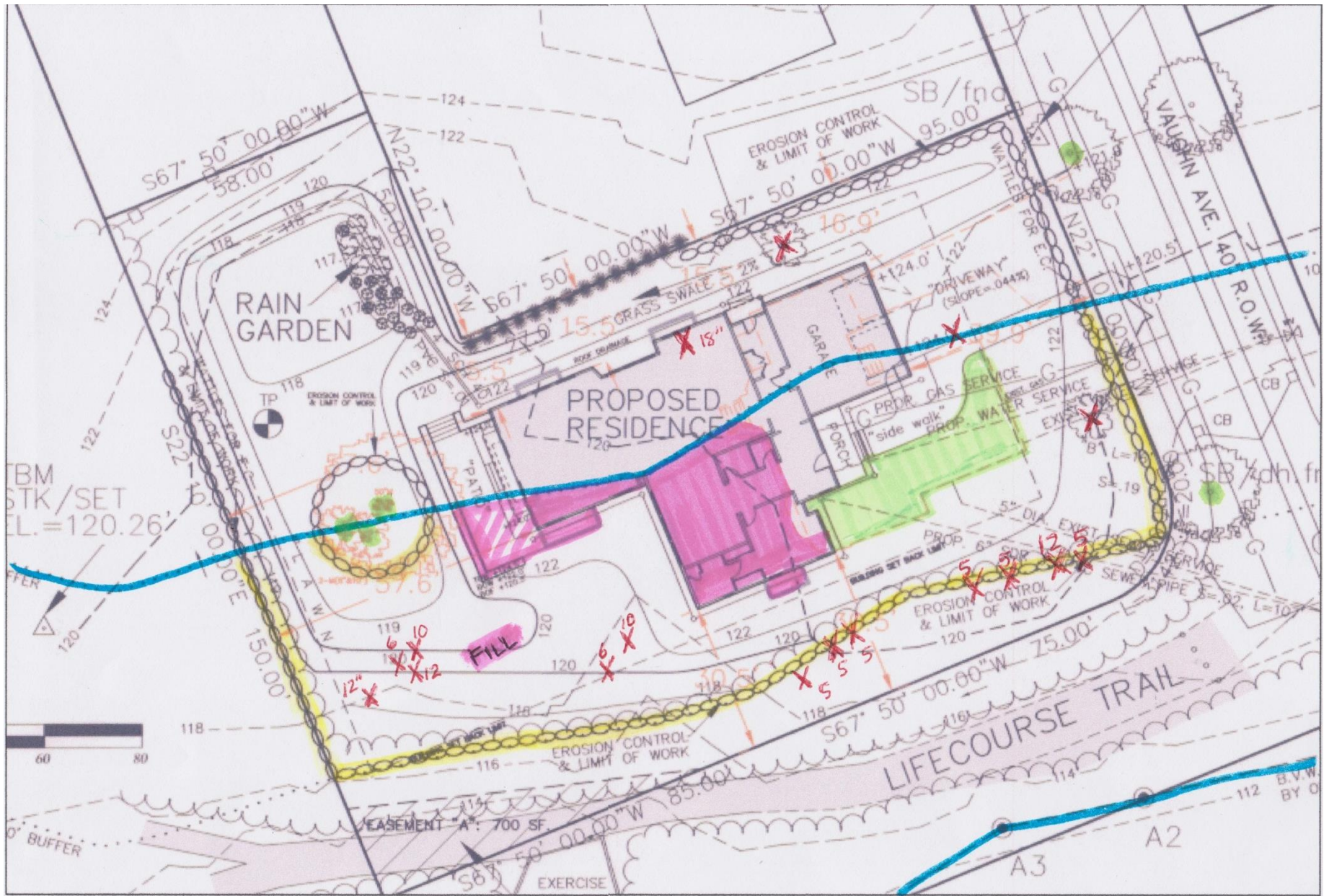
- Invasive pulls are being coordinated.

VIII. ADMINISTRATIVE MATTER UPDATES

- ConCom 101 and Social Evening: Indefinitely postponed.
- EnviSci Summer Program may be affected by COVID-19, no update at this time.

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING ADJOURN

6 VAUGHN AVE – PROPOSED CONDITIONS



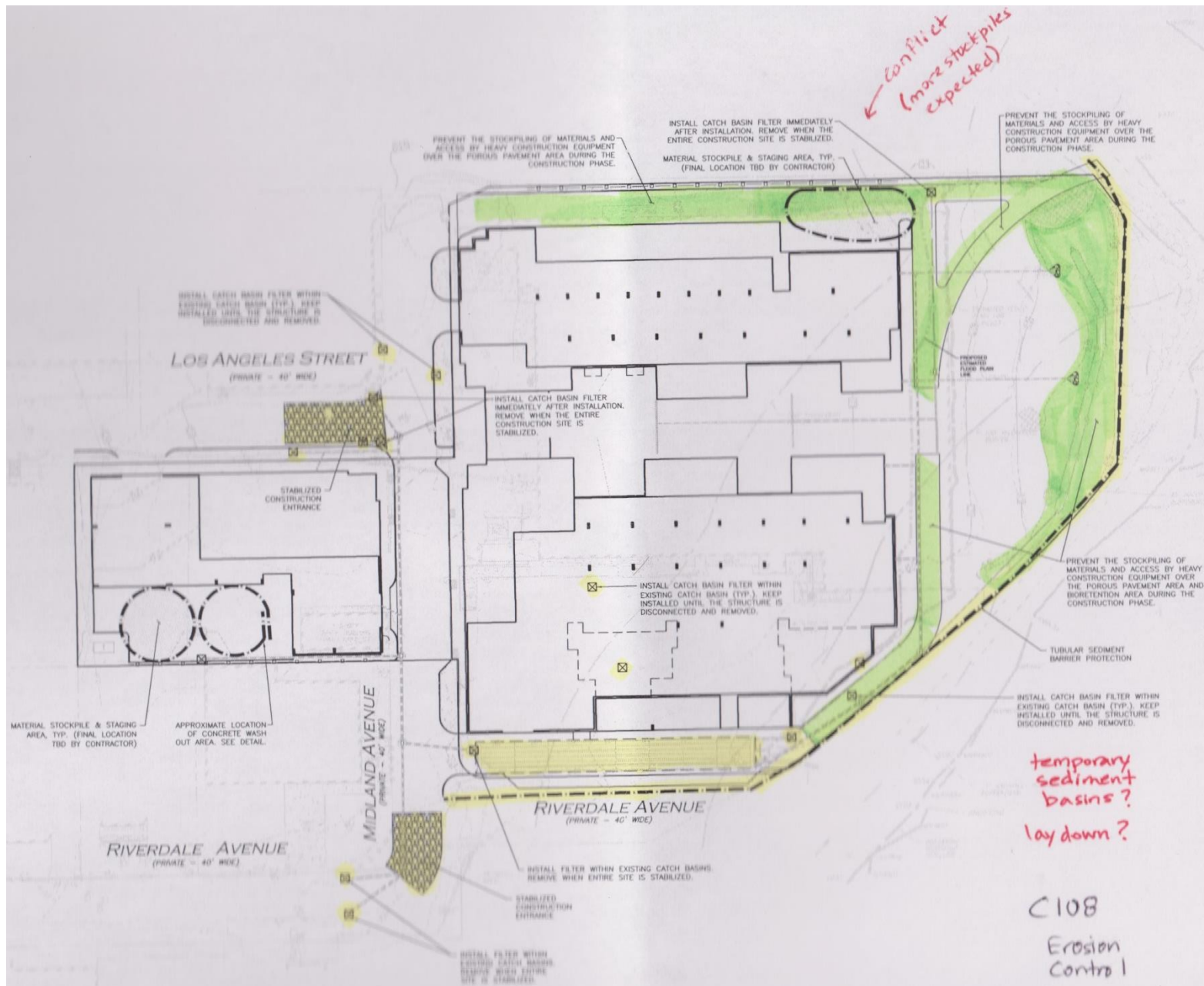
For the 5/14/20 meeting

6 VAUGHN AVE – PROPOSED PLANTING PLAN



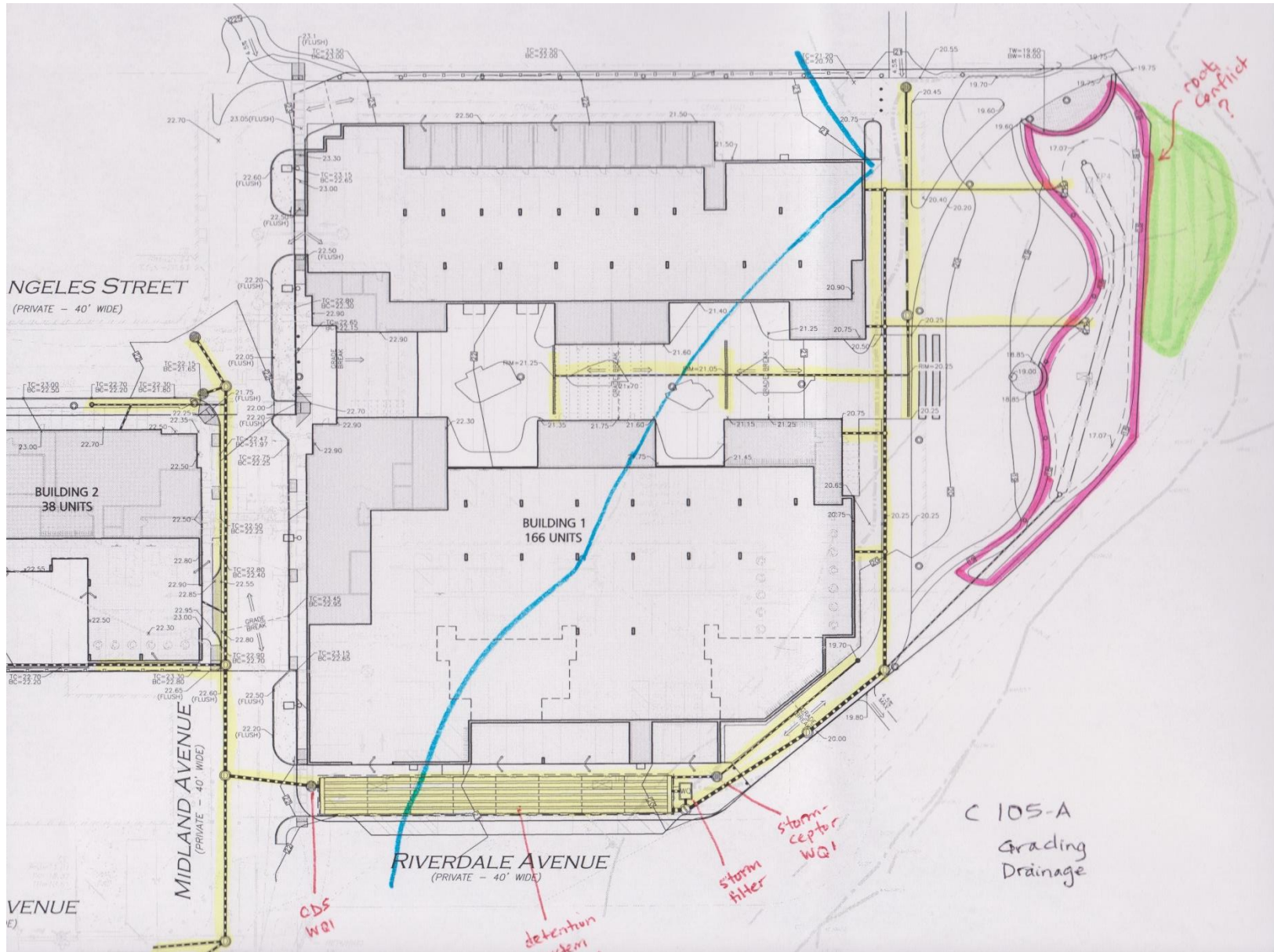
For the 5/14/20 meeting

15 RIVERDALE AVE – PROPOSED EROSION CONTROL AND SITE MANAGEMENT



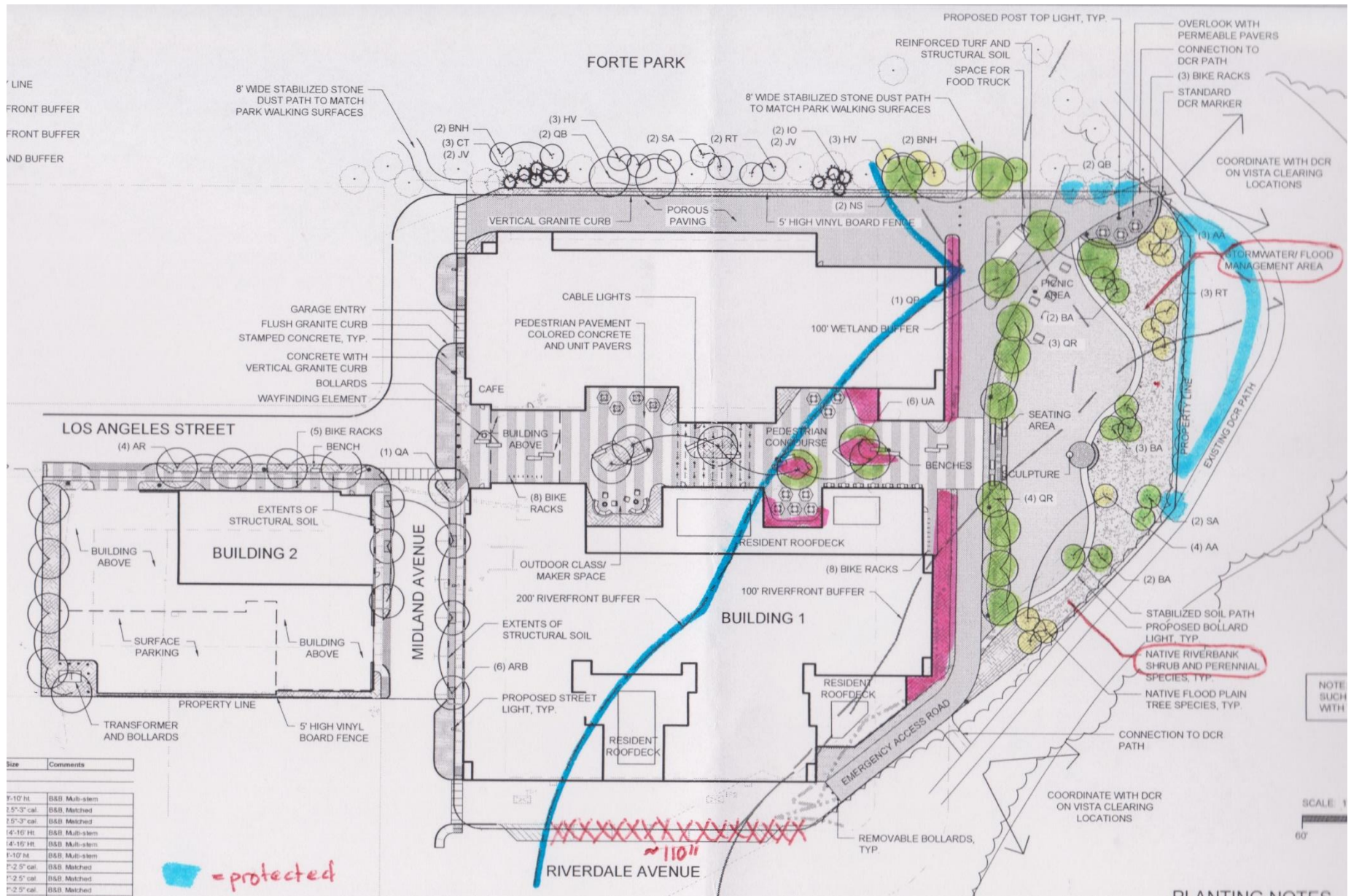
For the 5/14/20 meeting

15 RIVERDALE AVE – PROPOSED GRADING AND DRAINAGE



For the 5/14/20 meeting

15 RIVERDALE AVE – PROPOSED PLANTING PLAN



For the 5/14/20 meeting

15 RIVERDALE AVE – PROPOSED PLANTING PLAN

PLANTING SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Size
TREES				
Deciduous Trees				
AA	7	Amelanchier arborea	Serviceberry	8'-10' ht
AR	4	Acer rubrum	Red Maple	2.5"-3" cal
ARB	6	Acer rubrum 'Bowhall'	Bowhall Red Maple	2.5"-3" cal
BA	7	Betula alleghaniensis	Yellow Birch	14'-16' ht
BNH	4	Betula nigra 'Heritage'	Heritage River Birch	14'-16' ht
HV	6	Hamamelis virginiana	Common Witch Hazel	8'-10' ht
NS	2	Nyssa sylvatica	Black Tupelo	2"-2.5" cal
QB	4	Quercus bicolor	Swamp White Oak	2"-2.5" cal
QP	6	Quercus palustris	Pin Oak	2"-2.5" cal
QR	8	Quercus rubra	Red Oak	2.5"-3" cal
RT	5	Rhus typhina	Staghorn Sumac	4'-6' ht
SA	4	Sassafras albidum	Sassafras	8'-10' ht
UA	6	Ulmus americana 'Princeton'	American Elm	3"-3.5" cal
Evergreen Trees				
CT	3	Chamaecyparis thyoides	Atlantic White Cedar	8'-10' ht
HO	2	Ilex opaca	American Holly	8'-10' ht
STREETSCAPE PLANTING				
Shrubs				
CA	50	Clethra alnifolia 'Suteen Candles'	Summersweet	18"-24" ht
DL	60	Diervilla lonicera	Northern Bush Honeysuckle	18"-24" ht
JH	40	Juniperus horizontalis 'Wiltonii'	Creeeping Juniper	12"-18" ht
RV	40	Rhododendron viscosum	Swamp Azalea	18"-24" ht
RA	50	Rhus aromatica 'Gro Low'	Gro-Low Fragrant Sumac	12"-18" ht
COURTYARD PLANTING				
Shrubs				
CA	80	Clethra alnifolia 'Suteen Candles'	Summersweet	18"-24" ht
CR	40	Cornus racemosa	Gray Dogwood	18"-24" ht
HQ	40	Hydrangea quercifolia	Oakleaf Hydrangea	30"-36" ht
RV	40	Rhododendron viscosum	Swamp Azalea	18"-24" ht
VD	20	Viburnum dentatum	Arrowwood Viburnum	24"-30" ht
Perennials				
BA	70	Baptisia australis	False Blue Indigo	12"-18" ht
DC	70	Deschampsia cespitosa	Tufted Hair Grass	12"-18" ht
MP	70	Meteucia struthiopteris	Ostrich Fern	12"-18" ht
OC	70	Osmunda cinnamomea	Cinnamon Fern	18"-24" ht
SN	70	Symphoricarum novi-belgii 'Wood's Light Blue'	Light Blue New York Aster	12"-18" ht

PLANTING SUITABLE FOR SNOW STORAGE AREAS

Perennials				
AT	80	Asarum tuberosum	Butterfly Weed	18"-24" ht
PV	80	Panicum virgatum	Switchgrass	18"-24" ht
SS	80	Schizanthus lycopodium	Lite Bluebell	18"-24" ht
MD	80	Miranda punctata	Spotted New Bell	18"-24" ht

PERIMETER BUFFER PLANTING

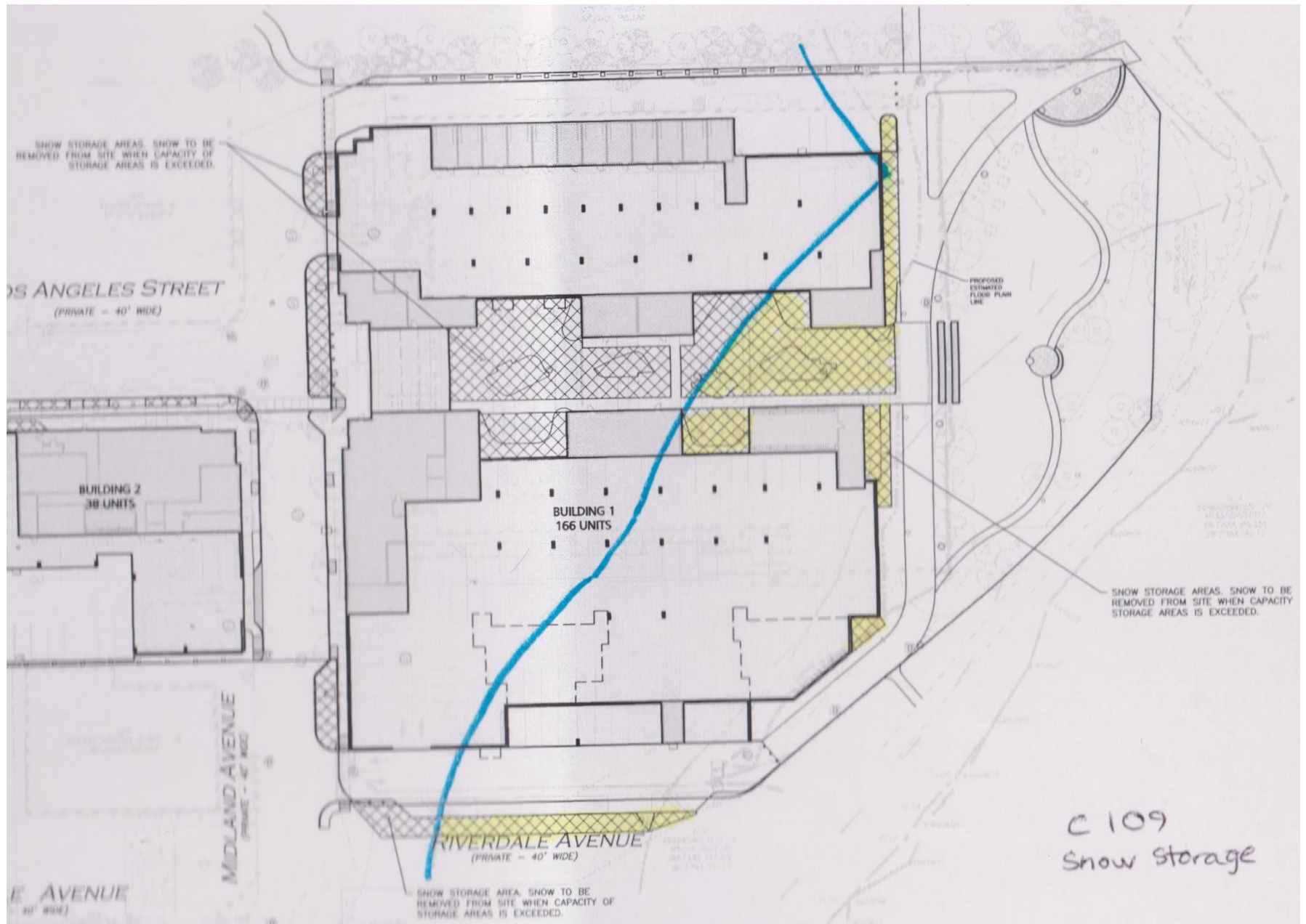
Shrubs				
CA	60	Clethra alnifolia 'Suteen Candles'	Summersweet	18"-24" ht
CR	60	Cornus racemosa	Gray Dogwood	18"-24" ht
DL	60	Diervilla lonicera	Northern Bush Honeysuckle	18"-24" ht
HQ	40	Hydrangea quercifolia	Oakleaf Hydrangea	30"-36" ht
JH	60	Juniperus horizontalis 'Wiltonii'	Creeeping Juniper	12"-18" ht
MP	60	Miranda punctata	Spotted New Bell	18"-24" ht
RV	60	Rhododendron viscosum	Swamp Azalea	18"-24" ht
RA	60	Rhus aromatica 'Gro Low'	Gro-Low Fragrant Sumac	12"-18" ht
VD	40	Viburnum dentatum	Arrowwood Viburnum	24"-30" ht
VINES				
PO	20	Parthenocissus vitacea	Virginia Creeper	1 gpl

BIORETENTION PLANTING

Shrubs				
CA	20	Clethra alnifolia 'Suteen Candles'	Summersweet	24"-30" ht
CR	20	Cornus racemosa	Gray Dogwood	18"-24" ht
DL	20	Diervilla lonicera	Northern Bush Honeysuckle	18"-24" ht
Perennials				
AV	50	Asarum tuberosum	Butterfly Weed	
AV	50	Asarum tuberosum	Butterfly Weed	
EP	50	Eupatorium perfoliatum	Common Burdock	
JE	50	Juniperus horizontalis	Soft Rush	
BA	50	Baptisia australis	Green Butterfly	

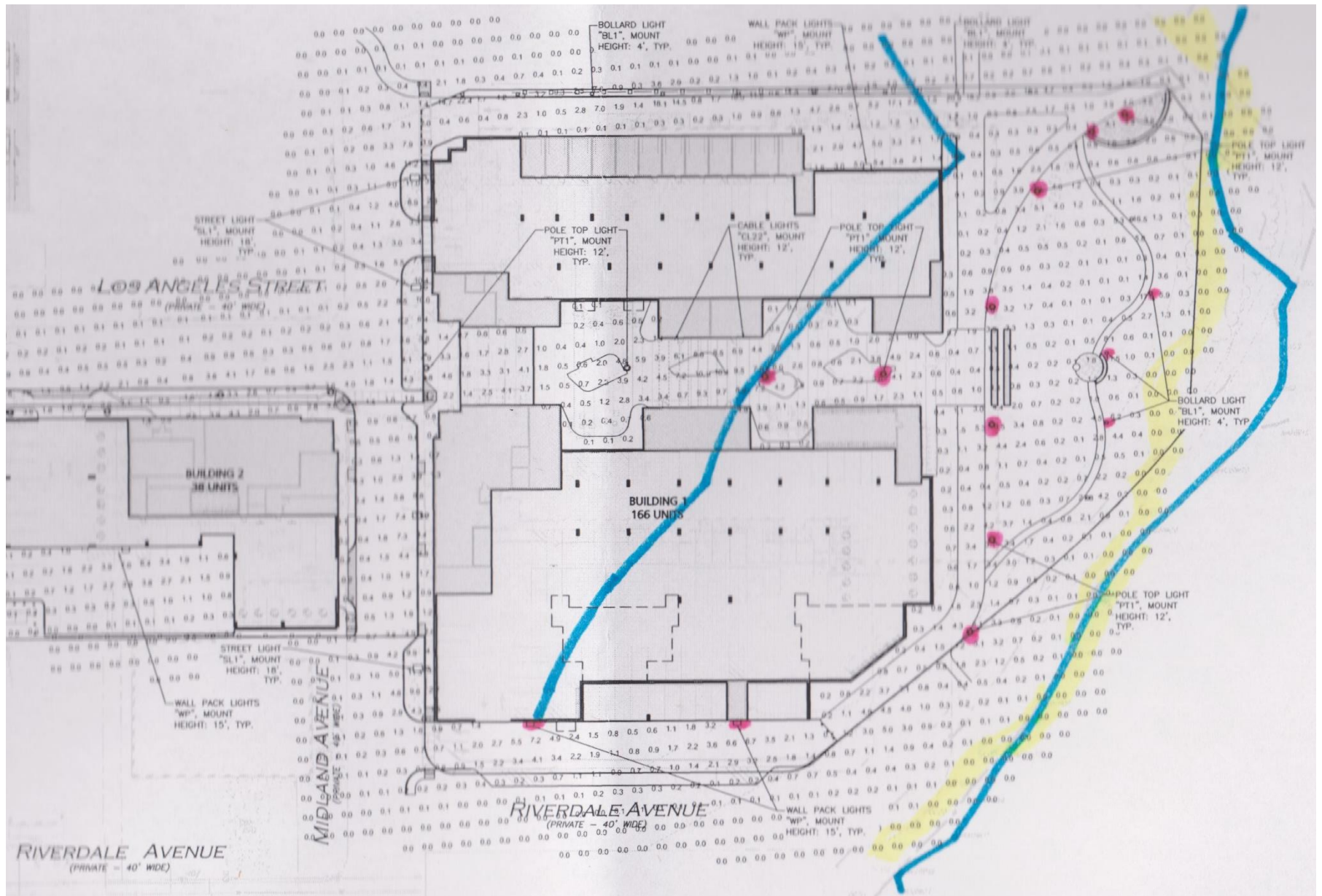
For the 5/14/20 meeting

15 RIVERDALE AVE – PROPOSED SNOW STORAGE PLAN



For the 5/14/20 meeting

15 RIVERDALE AVE – PROPOSED LIGHTING PLAN



For the 5/14/20 meeting

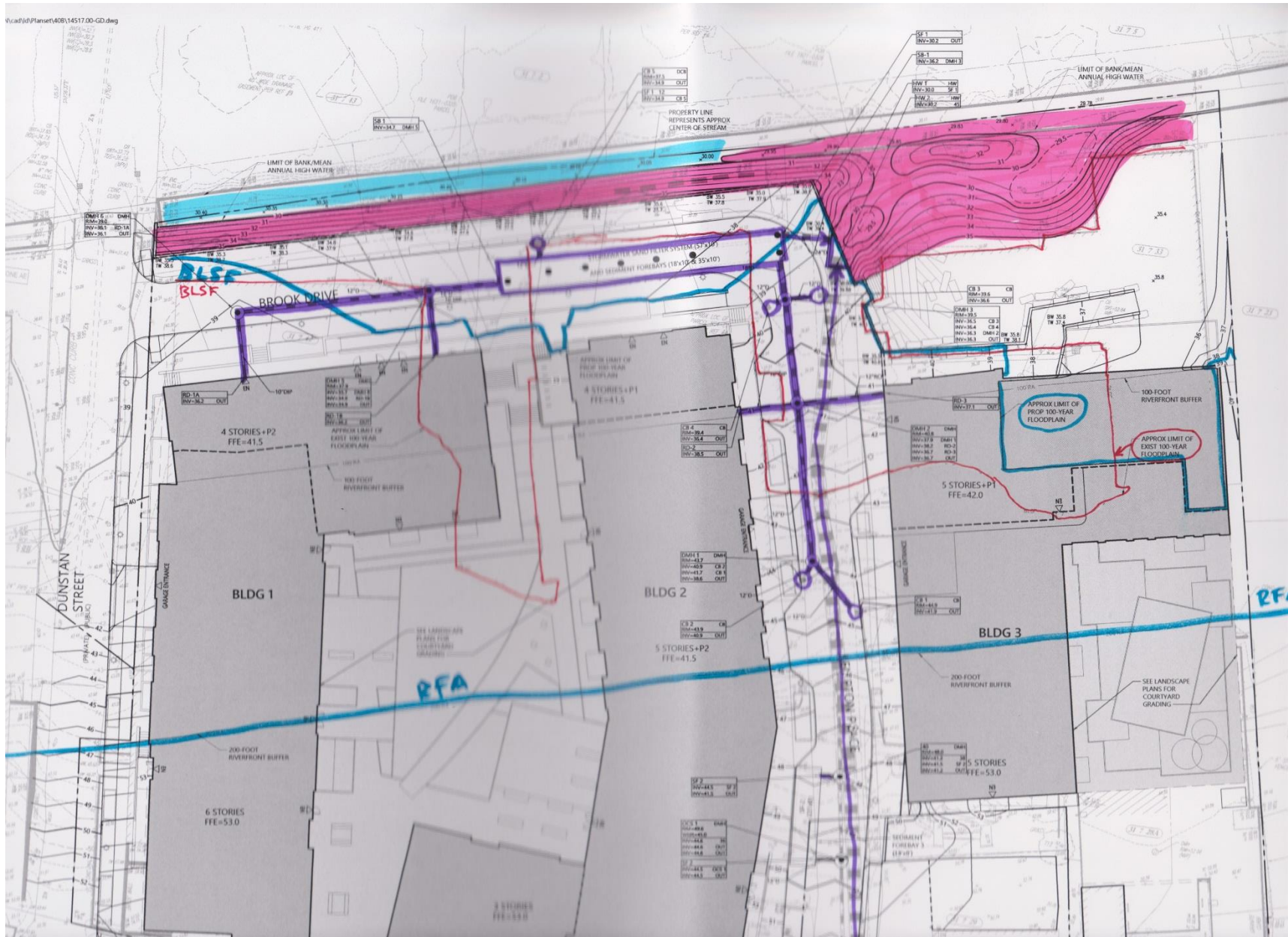
DUNSTAN EAST – EXISTING CONDITIONS/DEMO PLAN



For the 5/14/20 meeting



DUNSTAN EAST – PROPOSED GRADING AND DRAINAGE PLAN



For the 5/14/20 meeting

DUNSTAN EAST – PROPOSED PLANTING PLAN



For the 5/14/20 meeting

DUNSTAN EAST – PROPOSED PLANTING PLAN

REPRESENTATIVE STREET/ORNAMENTAL TREE LIST:

DECIDUOUS SHADE TREES

ACER X FREEMANII 'JEFFERSRED' - AUTUMN BLAZE MAPLE
 ACER RUBRUM 'KARPICK' - KARPICK RED MAPLE
 ULMUS AMERICANA 'PRINCETON' - PRINCETON ELM
 GINKGO BILOBA 'AUTUMN GOLD' - AUTUMN GOLD GINKGO

12
G4

ORNAMENTAL TREES:

CRATAEGUS VIRIDIS 'WINTER KING' - WINTER KING HAWTHORN
 CORNUS FLORIDA - FLOWERING DOGWOOD
 STYRAX JAPONICUS - JAPANESE SNOWBELL

21
G5

CLUMP/MULTI-STEM TREES:

AMELANCHIER ARBOREA - DOWNY SERVICEBERRY
 AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' - SERVICEBERRY
 HAMAMELIS VERNALIS 'AUTUMN EMBERS' - AUTUMN EMBERS WITCHHAZEL

21
G6

NOTES:

1. SITE IMPROVEMENTS ASSUME ALL EXISTING STREET TREES WITHIN LIMIT OF WORK TO BE REMOVED AND REPLACED WITH NEW STREET TREES AS SHOWN IN LANDSCAPE PLAN.

REPRESENTATIVE PLANT LIST AT CHEESECAKE BROOK:

ELEVATION 29.5 - 31.5

SEED MIX: NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

ELEVATION 31.5 - 34.5

SEED MIX: NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

SHRUBS:

ALNUS INCANA (SPECKLED ALDER)
 CORNUS AMOMUM (SILKY DOGWOOD)
 ILEX VERTICILLATA (COMMON WINTERBERRY)
 LINDERA BENZOIN (COMMON SPICEBUSH)
 VACCINIUM CORYMBOSUM (HIGHBUSH BLUEBERRY)
 VIBURNUM DENTATUM (ARROWWOOD VIBURNUM)

G3

ELEVATION 34.5 - 38.5

SEED MIX: NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX

DECIDUOUS SHADE TREES:

ACER RUBRUM (RED MAPLE)
 ULMUS AMERICANA (AMERICAN ELM)
 BETULA LENTA (BLACK BIRCH)
 PRUNUS SEROTINA (BLACK CHERRY)
 ORNAMENTAL/CLUMP/MULTI-STEM TREES:
 AMELANCHIER CANADENSIS/ARBOREA (SERVICEBERRY)
 BETULA NIGRA (RIVER BIRCH)
 CARPINUS CAROLINIANA (AMERICAN HORNBEAM)
 CORNUS ALTERNIFLORA (ALTERNATE LEAF DOGWOOD)
 CORNUS FLORIDA (FLOWERING DOGWOOD)
 HAMAMELIS VIRGINIANA (WITCH HAZEL)
 PRUNUS VIRGINIANA (CHOKECHERRY)

SHRUBS:

ARONIA MELANOCARPA (BLACK CHOKEBERRY)
 CLETHRA ALNIFOLIA (SWEET PEPPERBUSH)
 CORNUS SERICEA (RED-OSIER DOGWOOD)
 SPIRAEA LATIFOLIA (MEADOWSWEET)
 VIBURNUM ACERIFOLIUM (MAPLE-LEAF VIBURNUM)



REPRESENTATIVE SITE PLANT LIST ABOVE ELEVATION 38.5

SHRUBS:

CORNUS STOLONIFERA (RED TWIG DOGWOOD)
 FOTHERGILLA MAJOR (DWARF FOTHERGILLA)
 ILEX GLABRA (INKBERRY)
 HYDRANGEA QUERCIFOLIA (OAK LEAF HYDRANGEA)
 RHUS AROMATICA (FRAGRANT SUMAC)
 VACCINIUM ANGUSTIFOLIUM (LOW BUSH BLUEBERRY)

G3

PERENNIALS & GRASSES:

AMSONIA TABERNAEMONTANA (EASTERN BLUESTAR)
 ASCLEPIAS TUBEROSA (BUTTERFLY WEED)
 DENNSTAEDITA PUNCTILOBULA (HAY SCENTED FERN)
 ECHINACEA PURPUREA (PURPLE CONEFLOWER)
 RUDBECKIA TRILOBA (BROWN EYED SUSAN)
 CAREX PENNSYLVANICA (PENNSYLVANIA SEDGE)
 DESCHAMPSIA CESPITOSA (TUFTED HAIR GRASS)
 PANICUM VIRGATUM (SWITCHGRASS)



DPW 2019 Annual Tracking Report of Work done under the Generic Order of Conditions

On or before April 15th of each calendar year, DPW shall submit to the Conservation Commission a tracking report for the work done under this Order of Conditions. The report shall include photo documentation of before, during and after all activities covered under this order. Note: the Order will expire on 7-28-2020.

Type of Activity (from OOC)	Done in 2019	Proposed in 2020
Removal of fallen trees or branches or cutting of vegetation blocking a stream or channel.	<ul style="list-style-type: none"> • Saw Mill Brook – fallen tree removal (x2) adjacent to Wayne Road. • South Meadow Brook, upstream of Upland Ave. 	TBD
The cutting of 1-2 trees (>8" dbh).	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • TBD
Work that will likely require sedimentation controls	<ul style="list-style-type: none"> • Rear 225 Riverview Ave. 	<ul style="list-style-type: none"> • Dredging South Meadow Brook (Dedham to Needham) • Lyons Field-Pulsipher's Cove Outfall
Cleaning, repair, or maintenance of inlets, outfalls, culverts, channels, streams or sedimentation basins.	<ul style="list-style-type: none"> • Cheesecake Brook – sediment removal with Bobcat Watertown to Crafts St. 	<ul style="list-style-type: none"> • South Meadow Brook (Dedham St to Needham St.) • Repair and replace trash grate 180 Needham Street.
Bio-Retention Installation and Maintenance	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Elliot St. @ Charles River • Install Bio-Ret. @ Trowbridge St.
Stream Wall Repairs	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • 170-180 Needham Street
Addressing scour or sedimentation	<ul style="list-style-type: none"> • Hahn Brook-Dudley Road to the rear of The Farms Development 	<ul style="list-style-type: none"> • Dolan Pond • Albemarle Rd. @ Eddy St. • Winslow Road-Cold Spring Brook

Photos

HOUGHTON POND – HYDRORAKING DISCUSSION

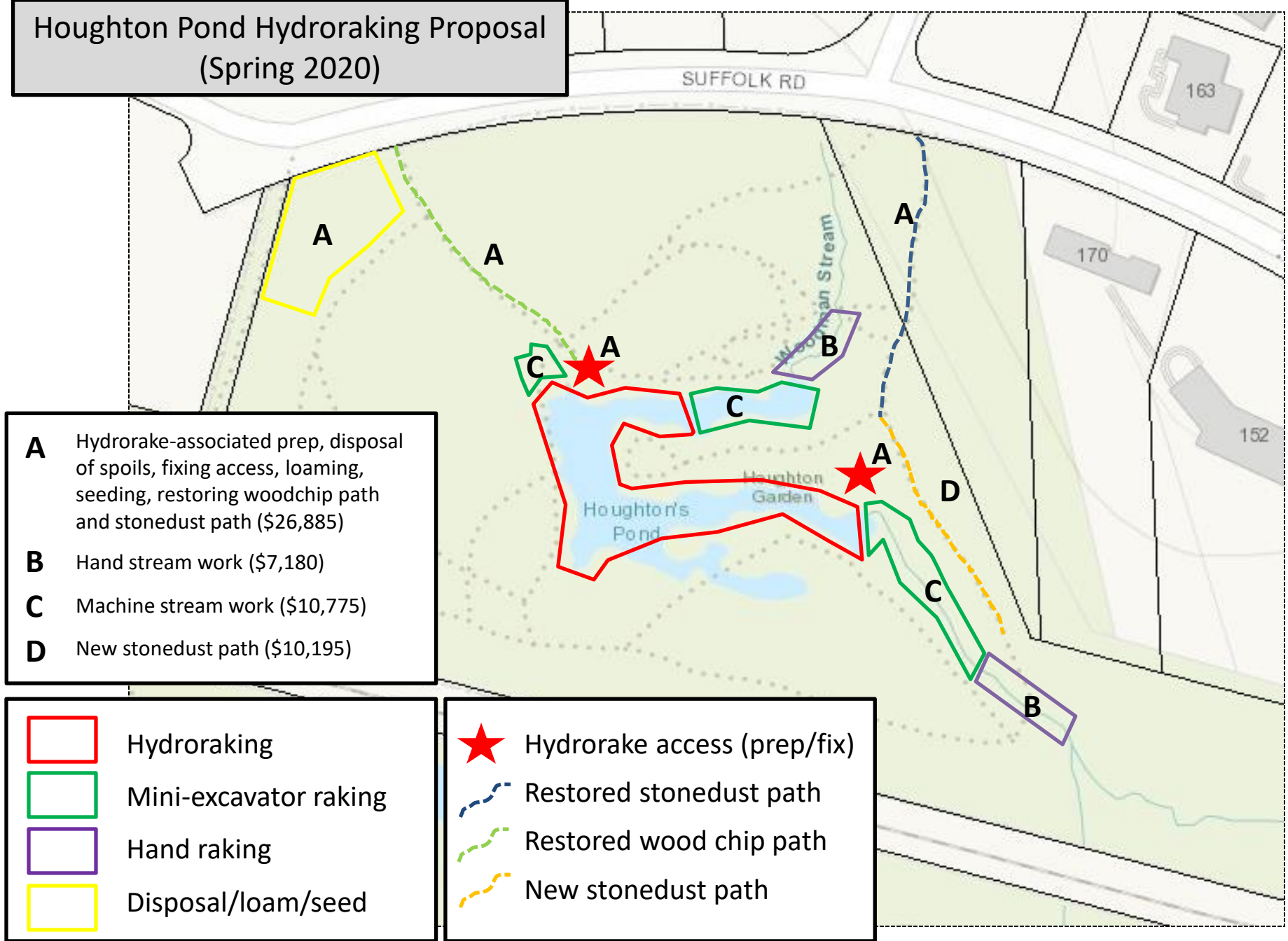
		Current Bal = \$100,000	Anticipated \$ ->	Sc. 1 \$125,000	\$100,000
Site	Recent Completed Proj.	All Desired Projects	All Projects	Reduced List	Reduced List
			Estimated	Assuming	Assuming
			Costs	FY21 \$25K	No New \$
All parcels	trailhead signs	Intersection markers	annual	annual	annual
	blazes, intersect. marks, QRcodes	ACROSS trails	\$5,000	XXX	XXX
	pet waste stations (5)				
	Dog signs (N,K,D,F,H, W)				
Ch. River	wood chip trail	Stairs to Greeney	\$17,000	\$17,000	\$17,000
	new benches	Dense-grade for accessibility	\$15,000	\$15,000	\$15,000
	dumped material, repair fence	Knotweed cut and treat	Am tower?	Am tower?	Am tower?
		Eroded banks & canoe launch	\$15,000	XXX	XXX
Dolan Pond	stonedust & fix 2 sets steps	Dense-grade for accessibility	\$30,000	\$15,000	\$5,000
	fix loose step & boardwlk				
	metal border, stonedust				
	dock to trail connection				
	HP ramp, kiosk, etc.				
	reestablish Irene's Bluff trail				
Flowed M.	boardwalks, woodchips				
	remove dumped material				
	reestablish Knob trail, woodchips				
Helen Heyn	bridge across Country Club Brk	Install plaque to honor Helen Heyn	\$500	XXX	XXX
Houghton	phragmites year 1	Hydro-raking	\$37,000	\$27,000	\$27,000
	Hemlock removal	Hydrorake site prep, site repair, planting	\$27,000	volunteer	volunteer
	phragmites year 2	Trail work, dense-grade for accessibility	\$6,000	volunteer	volunteer
	temporary boardwalks	Replace historic hand rails	\$1,000	XXX	XXX
	stonedust path				
	boardwalks				
	remove fallen fence panels				
Hunnewell	clearing for trail entrance				
Kennard	remove bollards	Install water bars/improve trail	\$1,500	\$1,000	\$1,000
	new bollards	Stone dust stairs	\$2,000	\$1,000	\$500
	repair boardwalk, stonedust steps	Remove weed block fabric as noticed	annual	annual	annual
	cut and grub invasives (donor)				
	knotweed cut and treat				
Kesseler		Trail (wetland) (\$75,000)	\$8,000	\$5,000	\$5,000
		Trail (upland to Lagrange)	\$5,000	\$2,500	volunteer
		Trail (Vine to stream)	\$5,000	\$2,500	volunteer
Martin	tree work	stair repair	\$5,000	\$2,000	\$1,000
Norumb.	invasive mowing	Remove rope swing	annual	annual	annual
	woodchip paths, potholes	Dog park	PRC	PRC	PRC
	new gate at Woodbine	Dense-grade for accessibility	\$30,000	XXX	XXX
	berm & stair removal				
	eroded hill				
	new water bars (River Road)				
	repair stonedust steps				
Oakdale Woods	remove trash, reestablish trails	cut 5 dead trees behind 29 Parker Av	\$6,000	\$5,000	\$4,000
	encroachment plantings (261)				

For the 5/14/20 meeting

HOUGHTON POND – HYDRORAKING DISCUSSION

Deer Park	barn demo & asbestos test	new trail	annual	annual	annual
	goats				
	mowing + invasives				
Sawmill Br	new path, brdwks, blazes	fix encroachment (70 Wayne)	\$1,000	\$500	\$500
	reduce parklot, pull invasives	reinforce boardwalk sections	annual	annual	annual
	New trail & marking				
Webster	boardwalks	stairs from mall	\$15,000	\$10,000	\$5,000
Wilson	new trail				
			\$232,000	\$103,500	\$81,000

Houghton Pond Hydroraking Proposal (Spring 2020)



- A** Hydrorake-associated prep, disposal of spoils, fixing access, loaming, seeding, restoring woodchip path and stonedust path (\$26,885)
- B** Hand stream work (\$7,180)
- C** Machine stream work (\$10,775)
- D** New stonedust path (\$10,195)

- Hydroraking
- Mini-excavator raking
- Hand raking
- Disposal/loam/seed

- ★ Hydrorake access (prep/fix)
- - - Restored stonedust path
- - - Restored wood chip path
- - - New stonedust path

CONSERVATION COMMISSION MINUTES

Date: April 23, 2020

Time: 7:00pm

Place: This meeting was held as a virtual meeting via Zoom

<https://zoom.us/j/390740999>

With a quorum present, the meeting opened at 7:01 with Dan Green presiding as Chair.

Members Present: Leigh Gilligan, Kathy Cade, Jeff Zabel, Judy Hepburn, Ellen Katz, and Susan Lunin

Members Absent: none

Staff Present: Jennifer Steel and Claire Rundelli

Members of the Public: not known due to remote nature of the meeting

DECISIONS

I. WETLANDS DECISIONS

1. **6 Vaughn Ave – NOI – teardown/rebuild single-family home – DEP File #239-XXX**
 - **Owner:** 6 Vaughn Avenue, LLC **Applicant:** Merek Franklin, Copley Design, LLC
Representative: Daniel C Orwig, Orwig Associates
 - **Request:** Continue to May 14, 2020.
 - **Jurisdiction:** Buffer Zone
 - **Project Summary:** Demolition of an existing single-family home with associated driveway.
 - **Vote:** to continue the hearing to 5/14/20 to allow for submission of revised materials addressing staff and Commission questions and concerns. [Motion: Lunin; Second: Gilligan; Roll-call vote: Cade (aye), Gilligan (aye), Green (aye), Hepburn (aye), Katz (aye) Lunin (aye), Zabel (aye); Vote 7:0:0]
2. **791 Walnut Street – NOI – ecological restoration – DEP File #239-864**
 - **Owner:** Newton Cemetery Corporation (NCC) **Applicant:** Mary Ann Buras, NCC
Representative: Michael DeRosa, DeRosa Environmental Consulting, Inc.
 - **Request:** Continue to June 4, 2020.
 - **Jurisdiction:** Bank, Bordering Vegetative Wetlands (BVW), City Floodplain, Land Under Wetlands and Waterways (LUWW), Riverfront Area, Buffer Zone
 - **Project Summary:** This applicant is requesting a 5-year Order of Conditions to implement an ecological restoration plan including hydromaking ponds, tree removal, buffer zone plantings, chemical treatments for phosphorus, etc.
 - **Vote:** to continue the hearing to 6/4/20 to allow for submission of revised materials addressing staff and Commission questions and concerns. [Motion: Susan Lunin; Second: Gilligan; Roll-call vote: Cade (aye), Gilligan (aye), Green (aye), Hepburn (aye), Katz (aye) Lunin (aye), Zabel (aye); Vote 7:0:0]
3. **15 Riverdale Avenue – NOI – multi-use 40B development – DEP File #239-860**
 - **Owner:** Michael Price, Legacy the River, LLC **Applicant:** Jack Englert, CPC Land Acquisition Company, LLC **Representative:** Katherine Adams, Schlesinger & Buchbinder, LLP; Timothy Williams, Allen & Major Associates, Inc.; Ian Ramey Copley Wolff Design Group, Inc.; Jack Englert, Criterion Development; Melissa Mintz, Criterion Development.
 - **Request:** Issue OOC.
 - **Documents Presented:** Powerpoint presentation by the applicant team, colored plans, site photos
 - **Jurisdiction:** Buffer Zone, Riverfront Area, BLSF, City Floodplain
 - **Presentation (provided by Melissa Mintz and Tim Williams) and Discussion**
 - Project summary
 - Demolish existing large commercial building and remove much of the existing pavement.
 - Construct one large mixed-use building (with a central open-air concourse) within Riverfront Area -- 166 units, ~57,819 sf, and 5 stories with ground-level covered parking, and associated outdoor amenities. Construct one smaller building outside the Riverfront Area.
 - Undertake associated site grading, install drainage and stormwater management systems, and landscape the site.



Mayor
Ruthanne Fuller

**Director
Planning &
Development**
Barney Heath

**Senior
Environmental
Planner**
Jennifer Steel

**Assistant
Environmental
Planner**
Claire Rundelli

**Conservation
Commission
Members**
Kathy Cade
Dan Green
Judy Hepburn
Ellen Katz
Susan Lunin
Jeff Zabel
Leigh Gilligan

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- 5,309 c.f. of additional flood storage is proposed to be constructed on site.
- Impervious area on the entire project site (including areas outside Riverfront Area) will be reduced by ~10,000 s.f.
- The bioretention area will hold the 100-year storm event.
- The retrofitted catchbasins, water quality structure, and subsurface detention structure will hold and treat runoff from the entire site and nearby streets and reduce the site's phosphorus load in compliance with the City's TMDL.
- Runoff from the covered parking area will go through oil/water separators and into the City's sewer.
- The project, a 40B, is before the ZBA.
- Riverfront Area improvements include a reduction in impervious area and stormwater quality improvements.
- Flood storage will be increased on the site by 15%.
- Public access to the DCR Blue Heron Pathway and to the City's adjacent Forte Park will be enhanced.
- Plans have been revised a number of times. The most recent plans, dated April 17, address a number of questions and concerns raised by Conservation staff. Since they were received after the filing deadline, staff and Commission members have not had a chance to review them and so a continuation will be necessary.
 - Stormwater from the large building site and from the surrounding roads and smaller building site will now be treated.
 - Plantings and snow storage have been revised to be more compatible.
 - Erosion controls have been revised.
 - Notes have been added to protect infiltration areas from compaction during construction
 - A concrete washout area has been added.
 - Phosphorus reduction has been increased.
 - The size of the detention facility has been increased.
- A Phase I analysis for site contamination has been done and turned up nothing of note. There will be Phase II oversight during excavation.
- The Commission asked for more information regarding the following.
 - The SWPPP will detail the construction phasing plan
 - Snow storage plans will address the need to provide access to the courtyard
 - Plans should reflect and reinforce the requirement to protect infiltration areas from compaction during construction
- Vote: to continue the hearing to 5/14/20 to allow for review of revised materials. [Motion: Gilligan; Second: Zabel; Roll-call vote: Cade (aye), Gilligan (aye), Green (aye), Hepburn (aye), Katz (aye) Lunin (aye), Zabel (aye); Vote 7:0:0]

II. CONSERVATION AREA DECISIONS

4. Old Deer Park Opening – Discussion

- Issue: Moving forward with the Commission's interest in opening the Old Deer Park parcel to the public.
- Documents Presented: proposed trail alignment, overall land management project list and estimated costs, site photos
- Presentation (by staff) and Discussion (by Commissioners and members of the public)
 - Abutters were re-notified by mail that this agenda discussion was moved from the 4/2 meeting to the 4/23 meeting.
 - Conservation land maintenance contractors have made significant progress in cutting back and cutting down the invasive species present in the Old Deer Park and in clearing path alignments.
 - Allowing access through the southern gate from Suffolk Road/Lowell Lane/Houghton Garden seems most appropriate at this point in time.
 - Commissioners noted the possibility of a "Phase II" that would provide access to the parcel from Hammond Pond Parkway once the road redesign provides safe crossing and/or parking, and/or through the northern gate at Old England Road, if it seemed appropriate to do so.

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- Commissioners noted the need to address dogs early on to: ensure that the City’s leash law is upheld, provide a pet waste station, to advertise the fact that the fence along Hammond Pond Parkway is not intact and so off-leash dogs could be at risk.
- Commissioners noted the desirability of having a “Friends of the Old Deer Park” group be formed to assist with stewardship and monitoring.
- Members of the public commented on a number of issues:
 - John Grandin noted the likelihood of interest in a volunteer steward group or friends group.
 - Lisle Baker, neighbor and Ward Councilor, noted that additional improvements might be appropriate at some point, including signage, pet waste stations, and fence repairs, but suggested waiting on the installation of parking signs until a need, if any, were clear. Lisle Baker suggested that signs noting the presence of bee hives and signs asking users to stay on the trail would be appropriate.
 - Fred Hochberg noted the need to ensure that parking on Lowell Lane was strictly prohibited (and noted that the two hour parking limit on Suffolk is not well-enforced).
 - Debbie Weiss suggested signs that would encourage users to park on Suffolk Road, not Clovelly Lane or Old England Road.
- Consensus:
 - Staff will meet with the annual maintenance contractors to have them begin to maintain a path this spring
 - Once the Commission feels confident that trail safety has been achieved, signage has been adequately addressed, and parking concerns have been adequately addressed the southern gate can be opened.

5. Hydro-raking Houghton Pond – Discussion

- Documents Presented: aerial photo of work area, site photos
- Staff Presentation:
 - Houghton Pond has been filling in with leaves and organic debris since its creation at the turn of the century. Now emergent weeds encroach close to the center of the pond during dry periods. Trails are suffering extreme damage from frequent flooding.
 - The Commission requested staff to investigate ways to rehabilitate the historic nature of the pond and recreate the valuable ecology of open water habitat.
 - Dredging includes removal of accumulated and/or parent sediment and requires extensive permitting.
 - Hydroraking is a temporary disturbance, is more readily permitted, and could increase flood storage and alleviate some of the flood damage. It is seen essentially as preventive maintenance and ecological restoration.
 - Jennifer Steel solicited estimates for the work.
 - ESTIMATE 1: Aquavac (Note: not this could constitute dredging and require extra permits and is not an appropriate technology for leaves and sticks) = \$58,000
 - ESTIMATE 2: Solitude Hydroraking = \$37,500
 - Mobilization and demob of the hydro-rake and steel tub, project planning meetings
 - 15 days hydrorake pond and streams (wet material ~920 cu yds) (tub material ~460 cu yds)
 Landscape contractor needed for site prep and clean-up = ???
 - Swamp mats or other protection for launch site
 - Transit & spreading of material in tubs (dumped volume ~460 cu yds) (finished vol. ~140 cu yds)
 - Planting of seed mix or shrubs
 - ESTIMATE 3: Solitude Hydroraking = \$27,000
 - Mobilization and demob of the hydro-rake and steel tub, project planning meetings
 - 10 days hydrorake “pond plus” (wet material ~620 cu yds) (tub material ~310 cu yds)
 Landscape contractor needed for site prep and clean-up. Estimate from local landscaper = \$27,200
 - Swamp mats or other protection for launch site
 - Transit & spreading of material in tubs (dumped volume ~460 cu yds) (finished vol. ~140 cu yds)
 - Planting of seed mix or shrubs
 - Jennifer Steel shared a spreadsheet listing the desired capital improvement projects for all Conservation Commission parcels and initial estimates for those projects. She noted that the Commission had spent over \$50,000 on tree cutting in Houghton Garden recently, and over \$35,000 on restoration efforts at the adjacent Old Deer Park in recent years. She, therefore, noted the necessity of not committing too much of the Commission’s limited budget to work at Houghton Garden, to ensure that other priority projects could be undertaken at other Conservation Areas.
 - Jennifer Steel also noted the financial uncertainties associated with the COVID-19 pandemic, notably that near-future City contributions to the ConCom’s Capital Improvement budget are not guaranteed and that the annual

contribution from the Commonwealth Golf Course Fund that supports routine annual maintenance may be contingent on the golf course opening to the public.

- Discussion:
 - Neighbors, felt that many local residents would like to contribute funds to ensure that the hydroraking project could move forward as soon as possible.
 - Commissioners noted that the community supplying matching funds could encourage the Commission to undertake the project.
 - Commissioners also noted the need to study and address needs at other parcels throughout the City.
 - Jennifer Steel noted that several projects were in the works and that several parcels should have accessibility improvements made.
 - Fred Hochberg offered to take the idea to the Chestnut Hill Garden Club and to the Chestnut Hill Association to gauge interest.
 - Lisle Baker, neighbor and Ward Councilor, noted that additional improvements might be appropriate.
 - Anthony Trase noted that City resources should be spent on maintenance efforts.
 - Commissioners asked the neighbors to see if they could raise matching funds.
 - Jennifer Steel will send the Commission' overall land management budget estimates to the Commission (and the neighbors) for their consideration.
- Consensus: Commissioners will consider the matter at their next meeting.

III. ADMINISTRATIVE DECISIONS

6. Minutes of 4/2/20 to be approved

- Documents Presented: draft minutes
- Vote: to accept the 4/2/20 minutes. [Motion: Gilligan; Second: Zabel; Roll-call vote: Cade (aye), Gilligan (aye), Green (aye), Hepburn (aye), Katz (aye) Lunin (aye), Zabel (aye); Vote 7:0:0]

IV. ISSUES AROUND TOWN DECISIONS – none at this time

UPDATES

V. WETLANDS UPDATES

- Riverside: MEPA DEIR comment period will end on April 24th and the MEPA Certificate will be issued on May 1st

VI. CONSERVATION AREA UPDATES

- Recent completions: Kennard stair replacement, Norumbega stair replacement, Saw Mill Brook boardwalks replaced.
- Pending projects: Woodchips at Norumbega, Stairs at CRP, boardwalk and bridge at Kessler, Webster stairs and signs.
- Webster Woods Ribbon Cutting: On hold with COVID-19, but we are moving forward with application for stairs off mall entrance drive.

VII. ISSUES AROUND TOWN UPDATES

- Open Space and Recreation Plan: The first full draft has been reviewed and sent back to the Conway team. Completion is expected in early June.
- Invasive pulls are being coordinated.
- Sudbury Aqueduct 8(m) license application: was submitted to MWRA
- Climate Action Plan: implementation continues
- Climate Resiliency: MVP grant application is in the works

VIII. ADMINISTRATIVE MATTER UPDATES

- ConCom 101 and Social Evening: Indefinitely postponed.
- EnviSci Summer Program may be affected by COVID-19

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING

7. Dolan Pond Accessibility Improvements.

- Discussion: Spurred by the Open Space and Recreation Planning process, Jennifer Steel and Claire Rundelli identified four parcels ripe for accessibility improvements:
 - Dolan Pond - trail surface improvements from new ramp off boardwalk to Cumberland/Fernwood
 - Norumbega - trail surface improvements on the oval loop

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- Charles River Pathway - trail surface improvements
- Houghton Garden - trail surface improvements from the peninsula trail to the stream crossing. Claire and Jennifer walked the Dolan Pond trails with Jini Fairley, ADA Coordinator, and Ted Kuklinski, Volunteer Steward for Dolan Pond. We determined that top-dressing the trail with crusher-run would be a big improvement in accessibility, even if some slopes did not comply with the 1:20 grade requirement for ADA compliance.
- Discussion: Ted Kuklinski noted that the initial trail accessibility work was done with CDBG funds.
- Consensus: Jennifer Steel will get an estimate for minor grading and installation of crusher-run at Dolan Pond.

8. Voted to allow Commissioners to use electronic signatures on permitting or compliance documents that have been approved by a board vote.

- Vote: to allow Commissioners to use electronic signatures on permitting or compliance documents that have been approved by a board vote. Such electronically signed documents will also include a statement that “the signatures are made in accordance with M.G.L. c.110G and pursuant to the commission’s electronic signature authorization vote recorded on [DATE] in [BOOK and PAGE or REG. LAND DOCUMENT NUMBER] at the Middlesex South Registry of Deeds. [Motion: Green; Second: Lunin; Roll-call vote: Cade (aye), Gilligan (aye), Green (aye), Hepburn (aye), Katz (aye) Lunin (aye), Zabel (aye); Vote 7:0:0]

ADJOURN at 10:21pm [Motion: Lunin; Second: Zabel; Roll-call vote: Cade (aye), Gilligan (aye), Green (aye), Hepburn (aye), Katz (aye) Lunin (aye), Zabel (aye); Vote 7:0:0]