

# CONSERVATION COMMISSION MINUTES

Date: May 30, 2019

Time: 7:00 pm

Place: City Hall, Room 204

**With a quorum present**, the meeting opened with Dan Green presiding as Chair

**Members Present:** Ellen Katz, Norm Richardson, Kathy Cade, Susan Lunin

**Staff Present:** Claire Rundelli

**Members Absent:** Judy Hepburn, Jeff Zabel

**Members of the Public:** See sign-in sheet

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## UPDATE

### 1. Flowed Meadow Conservation Area – Presentation – Eagle Scout Project

- **Owner:** Newton Conservation Commission **Applicant:** Henry Loftus, Boy Scout
- **Documents Presented:** aerials showing work, photos
- **Jurisdiction:** Riverfront Area
- **Project Summary:** Applicant is considering applying woodchips to the trails in Flowed Meadow to more clearly define them, installing new seating at the Purgatory Cove Overlook, and constructing boardwalks for the muddy sections of trail. Conservation staff will have more details after a site visit with the scout.
- **Discussion:** No site visit was scheduled before the meeting date and the scout has requested to present at the 6/20/19 Commission meeting after a site visit on 6/4/19.
- **Consensus:** Accept scout's request to present at the 6/20/19 Conservation Commission meeting.

### 2. Norumbega Conservation Area/0 Islington Rd. – Update – Installation of Water Bars

- **Owner:** Newton Conservation Commission **Applicant:** David Morefield, Boy Scout
- **Documents Presented:** photos
- **Jurisdiction:** Riverfront Area
- **Project Summary:** Installed 16 water bars on the River Road trail to stop erosion and restore footbed.
- **Presentation (David Morefield) and Discussion:**
  - Scout executed his project on May 11<sup>th</sup> with the assistance of roughly 30 volunteers.
  - He confirmed that he installed 3 pieces of rebar for each water bar, as per the request of the Commission.
  - Commissioners thanked David for his work and congratulated him on a job well done.

## DECISIONS

### I. WETLANDS DECISIONS

#### 3. MBTA Green D Line – RDA – confirmation of delineations for vegetation management plan

- **Owner:** Mass. Bay Transit Authority (MBTA) **Applic.:** Holly Palmgren, MBTA **Representatives:** Calvin Layton, C.W. Layton Consulting
- **Request:** Confirmation of wetland delineations along the MBTA Green D Line tracks to allow the approved 2019-2021 Vegetation Management Plan work to occur.
- **Documents Presented:** aerials of work areas aerials of work areas, draft DOA
- **Jurisdiction:** RFA, Buffer Zone, Floodzone (City and FEMA)
- **Project Summary**
  - MBTA recently received approval on their new vegetation management plan (VMP) for 2019-2021. Regulations require that they confirm all wetland delineations.
- **Discussion:** Conservation staff confirmed that the applicant team has requested a continuation to the 6/20/19 Commission meeting.
- **Consensus:** Accept applicant's request to continue to the 6/20/19 meeting.

#### 4. 70 Truman Rd. – NOI – addition onto SFH – DEP File #239-838

- **Owner/Applicant:** Joseph and Barbara Cheteoui **Representatives:** self
- **Request:** Approval to construct a small addition onto an existing single-family home.
- **Documents Presented:** aerials of work areas aerials of work areas, draft DOA
- **Jurisdiction:** Riverfront Area
- **Performance Standards**



#### Mayor

Ruthanne Fuller

**Director  
Planning &  
Development**  
Barney Heath

**Senior  
Environmental  
Planner**  
Jennifer Steel

**Assistant  
Environmental  
Planner**  
Claire Rundelli

**Conservation  
Commission  
Members**  
Dan Green  
Judy Hepburn  
Susan Lunin  
Norm Richardson  
Ira Wallach  
Jeff Zabel  
Ellen Katz

**Conservation  
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Kathy Cade

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- Project Summary
    - The proposed one-story addition is roughly 265 s.f. with roughly 64.8 s.f. within the outer riparian zone.
    - No plantings are proposed under the current NOI application.
  - Presentation (Joseph Cheteoui) and Discussion
    - Applicant presented the project summarized above.
    - A Commissioner requested that mitigation plantings be required and planted in the resource area.
    - Applicant agreed to plant two (2) native, berry-producing shrubs along the front edge of the proposed addition (the side closest to Truman Road).
  - Staff Recommendations: Vote to close the hearing and issue an Order of Conditions with the following special conditions [Motion: Susan Lunin; Second: Norm Richardson; Vote: 5:0:0].
    - Landscaping within Commission jurisdiction must:
      - a. Include two, native, berry producing shrubs
      - b. Stabilize all exposed areas
      - c. Be installed in compliance with the approved plans (desired changes must be approved by the Conservation office in advance)
      - d. Have a survival rate of 100% of the two (2) shrubs required (after 2 growing seasons)
- 5. 63 Kingswood Road – NOI – addition onto existing single-family home along with hardscaping in rear yard – DEP File #239-XXX**
- Owner/Applicant: Dave Lurie Representative: Bill Doyle, Doyle Engineering Inc.
  - Request: Approval for the renovation of several existing site features including the driveway, walkways, retaining wall and house, along with the construction of a new addition, deck, infiltration system, and stairs leading to the Charles River.
  - Documents Presented: colored plans colored plans, draft OOC
  - Jurisdiction: RFA, Buffer Zone, Floodzone (City and FEMA)
  - Performance Standards
  - Project Summary
    - The proposed addition is roughly 288 s.f.
    - Most of the rest of the work being proposed is replacement of existing developed structures (retaining wall, stairs, and dock). The new retaining wall is necessary as the existing wall is failing. New stairs are necessary as the existing stairs do not provide safe passage. A rebuilt, safe dock is appropriate.
    - The new deck will replace an existing patio area.
    - A new seating area/fire pit is proposed.
    - The proposed drainage system will capture roof runoff and infiltrate it and disperse overflow.
    - The proposed landscaping/mitigation plan is robust.
    - The project calls for the removal of two twin red oaks (each totaling 48”) and a mitigation planting plan.
  - Presentation (Dave Lurie, Bill Doyle, Jessalyn Jarest)
    - DEP file number had still not been received at the time of the meeting.
    - Applicant team presented the project as described above and clarified the following points
      - Compensatory storage for new stairs: the final design for the stairs has not been settled on, but since the proposed stair is a wooden construction on piers and the existing stair is concrete blocks the applicant team is sure that the storage required for the piers will be met by the removal of the old stairs.
      - Commissioners did request that volume calcs for the existing stairs be provided.
      - Compensatory storage for new dock: Bill Doyle clarified that the new dock will be in place and in kind with the existing dock so no storage will be needed.
      - Notes were added to the submitted revised plans (dated 5/28/19) noting:
        - No heavy equipment shall be allowed beyond/below the existing retaining wall.
        - The applicant should be required to tighten the limit of work/erosion control line below the retaining wall to preserve as much of the vegetation and the slope as possible.
        - Erosion controls “below” the retaining wall should be entrenched, reinforced silt fence and compost sock. Erosion controls around the stairs may be just compost.

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- Conservation staff requested that revised materials be stamped and signed when submitted to be referenced in the Order of Condition properly.
  - Commissioners requested that several of the oak saplings existing on the site be identified and nurtured so that at least one grows to maturity as mitigation for the large twin oak to be removed and the large twin oak previously removed under Administrative Approval. The previously removed oak was replaced with 4 River Birches but Commissioners noted that those two species (oak and river birch) serve different ecological purposes.
  - Applicant team requested that the hearing be closed without a file number from DEP.
  - Several Commissioners agreed that the request to close was reasonable and that they felt comfortable, due to the fact that the delay in file number was a clerical one, closing the hearing with the Order of Conditions to be issued upon the receipt of the DEP File number and no further comments from DEP.
  - A few Commissioners noted their interest in this type of hearing closure not become precedent for the Commission.
  - The Chair requested the Conservation staff draft up a procedural memo regarding this action for future reference.
- Vote: To close hearing and issue an Order of Conditions with the following special conditions upon the receipt of a DEP File number and no further comments from DEP [Motion: Susan Lunin; Second: Ellen Katz; Vote: 4:0:1].
- Prior to construction -- volume calculations for existing stairs, proposed stair details, and compensatory storage calculations for proposed are needed
  - Prior to construction -- Dock details and compensatory storage calculations, if necessary, are needed.
  - Construction of the new retaining wall should occur from the top of the slope to minimize disturbance of the now stable and vegetated slope.
  - No heavy equipment shall be allowed beyond/below the existing retaining wall.
  - Erosion controls “below” the retaining wall should be entrenched, reinforced silt fence and compost sock. Erosion controls around the stairs may be just compost.
  - The area of disturbance (on the slope below the retaining wall) must be restored structurally and fully vegetated as per the approved planting plan.
  - Planting plan must be installed as shown and survive for 2 growing seasons
  - The River Birch tree near the base of the stair must be successfully moved to within the “lower plateau” (or replaced with another River Birch)
  - The applicant shall identify on the revised landscape plans a couple of the oak saplings existing on the rear slope, per the recommendations of the landscape architect on the project, and nurture them so that at least one of the oak saplings has survived at the end of the two growing seasons in order to provide canopy mitigation for the removal of the large twin oak.

**6. 16 Grace Rd. – NOI – Driveway reconstruction associated with teardown-rebuild -- DEP File #239-837**

- Owner/Applicant: Craig Halajian\_ Representative: self
- Request: Request: Approval for the small expansion of a driveway and construction of a portion of a garage in the outer Riverfront Area.
- Documents Presented: colored plans colored plans, photos, draft OOC
- Jurisdiction: Riverfront Area
- Performance Standards
- Project Summary: The overall project is a teardown of an existing single-family home and construction of a new single-family home. Within RFA the only proposed work is driveway reconstruction and garage expansion.
- Presentation (Craig Halajian) and Discussion
  - Applicant described the project to the Commissioners including the changes that occurred from the plans submitted with the previously filed RDA that was withdrawn.
  - Conservation Staff confirmed that the applicant had provided a mitigation planting plan and that it was found to be acceptable.
  - Commissioners recognized that the applicant provided a very robust planting plan both within and outside of the jurisdictional areas on the lot.
  - Conservation staff discussed with the applicant the proposed condition regarding silt sacks in the catch basins on Grace Road. Applicant agreed to the condition.
- Vote: Vote to close hearing and issue an Order of Conditions with the following special conditions [Motion: Norm Richardson; Second: Susan Lunin; Vote: 5:0:0].
  - The approved mitigation planting plan must be implemented and maintained to replicate to the maximum extent practical a diverse ecological system, provide habitat for native species, and keep invasive species in check. Include 37 native shrubs (inkberry, holly, rhododendron, and arborvitae) Include roughly 130 s.f. of native

spreading herbaceous/groundcover plants. Have a survival rate of 75% of total number of shrubs (after 2 growing seasons). Have a survival rate of 75% aerial coverage of all other plants (after 2 growing seasons).

- A dewatering plan, should dewatering be necessary, designed to limit and control any adverse on the wetlands resource area(s) must be presented to the Conservation Commission for review and approval.
- A concrete washout plan, should concrete washout be necessary, designed to limit and control any adverse on the wetlands resource area(s) must be presented to the Conservation Commission for review and approval.
- Silt sacks must be installed in the two catch basins on Grace Road. One is adjacent to the easterly curb cut and the other is directly across the street from the first.

**7. 401 Albemarle – cont'd NOI – teardown existing single-family and construct duplex -- DEP File #239-835**

- Owner/Applicant: John Umina, 401 Albemarle LLC Representative: Robert Bibbo, Bibbo Brothers & Associates
- Request: Applicant is requesting a continuation to the 6/20/19 Conservation Commission meeting to allow for more time to meet the revised material requests of the Commission and Conservation Staff.
- Documents Presented: none
- Jurisdiction: Riverfront Area
- Performance Standards
- Project Summary: The demolition of an existing single-family home and the construction of a new two-family home.
- Discussion: none
- Vote: To accept request for continuation to the 6/20/19 Conservation Commission meeting with revised materials due two weeks before the meeting on 6/6/19 by noon [Motion: Susan Lunin; Second: Ellen Katz; Vote: 5:0:0].

**8. 212 Kenrick Street – continued NOI (DEP File #239-834) – vegetation management in golf course ponds**

- Owner: Steven Meyer, Newton Commonwealth Foundation Applicant: David Stowe, Newton Comm. Golf Course Representative: Matthew Salem, SOLitude Lake Management
- Request: Continuation to the 6/20/19 Conservation Commission meeting with revised materials due 6/6/19.
- Documents Presented: none
- Jurisdiction: Bank, Land Under Waterbodies and Waterways (LUWW), City Floodplain
- Project Summary: Five ponds (three connected by an intermittent stream, 2 isolated) are contained within the played portion of the golf course. All are suffering overgrowth of weeds and algae. Management of nuisance and non-native species by chemical and mechanical control is proposed.
- Discussion: none
- Vote: To accept request for continuation to the 6/20/19 Conservation Commission meeting with revised materials due two weeks before the meeting on 6/6/19 by noon [Motion: Kathy Cade; Second: Susan Lunin; Vote: 5:0:0].

**9. 62 Carlton Road – NOI – construction of new single-family home over existing tennis court -- DEP File #239-836**

- Owner: Jim Miller Applicant: Mikhail Deychman Representative: Karen Skinner Catrone
- Request: Approval for the construction of a new single-family home with associated site features on site with an existing tennis court.
- Documents Presented: colored plans colored plans, photos, draft OOC
- Jurisdiction: Buffer Zone to Bank
- Performance Standards
- Project Summary
  - Proposed construction includes a ~3800 s.f. single-family home with associated patio, driveway, stormwater management infrastructure, retaining walls, and elevated deck.
  - ~390 s.f. of the proposed house falls within BZ.
  - The majority of the work in BZ is retaining walls, lawn, stairs, patio, and deck.
  - Applicant is proposing to install stormwater management on site, including trench drains and 2 sets of infiltration chambers (one in BZ, one outside BZ) to collect roof runoff.
- Presentation (Karon Skinner Catrone and Mikhail Deychman) and Discussion
  - The Chair disclosed that he has submitted a NOI filing in the Town of Westwood, which is where the applicant's representative Karon Skinner Catrone is the Conservation Agent. The Chair does not believe it is a conflict of interest.
  - City staff clarified that the owner of the parcel is still Jim Miller, though the property is in the process of being sold to Mikhail Deychman. The agenda misstated that the owner was Mikhail Deychman.

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- City staff asked the applicant if the recording information for the 62 Carlton Lot had been located. The applicant stated that the number would not be available until after closing. The Chair clarified that no approvals will be granted until clear proof of the lot being recorded is provided.
- The applicant's representative presented the project as summarized above with a few clarifications:
  - More bittersweet, along with Japanese barberry and Burning Bush, is to be removed than shown on the currently submitted plans and will be clarified on the revised plans.
  - Two trees, one of which is a cherry in poor health, that are not marked to be removed are proposed to be removed and will be fixed on the revised plans. The total number of trees to be removed within the Buffer Zone is 6 trees.
  - A second set of erosion controls will be needed closer to the water line to protect the area of invasive species removal and will be shown on the revised plans.
  - The limit of work/erosion control line has been tightened up as much as possible at the request of staff.
- Staff clarified that no test pits have been conducted because the proposed infiltration systems are to be constructed in the large amount of fill proposed to be used to level out the rear yard. So, there is no way to test the infiltration rate of fill that has not been brought on site.
- The Commissioners asked if the applicant has received a tree permit through the Tree Warden for the removal of trees inside and outside wetland jurisdictional areas. The applicant stated that he has not yet.
- Applicant clarified that the first-floor elevation will be level with the street at an elevation of 157' and the basement floor elevation will be at the level of the existing tennis court at an elevation of roughly 145'.
- The applicant is proposing an 11-19' tall retaining wall right along the 50 BZ line in the proposed rear yard. Applicant clarified that this wall is allowed by zoning as the maximum height of the wall is not within the setbacks.
- Applicant stated that a fence will be constructed in front of the retaining wall for safety reasons. No fence is shown on the plans.
- The Commissioners asked if the cubic yards of fill proposed for the backyard were provided. Conservation staff provided that a number of ~3600 s.f. of fill was proposed for the backyard. The Commissioners feel that this unit is incorrect and is likely cubic feet or cubic yards.
  - Conservation staff think that the reason this unit was provided because the state asks for s.f. of disturbance within the buffer zone.
- Commissioners asked if there were any other design options for the rear yard that did not result in a 19' high retaining wall. The applicant clarified that to provide a large yard and construct the "most" economically feasible option, the retaining wall is necessary.
  - Commissioners pondered whether an alternatives analysis could be provided for the proposed retaining wall. Conservation staff believe that an alternatives analysis cannot be required for buffer zone only projects.
- Commissioners expressed serious concerns about the buffer zone values, especially the wildlife habitat and resource values that will be compromised by the construction of the proposed retaining wall, proposed fill brought in, and proposed tree removal.
- The slope is fully vegetated but not with mature canopy trees. Attention should be given to the long-term management of the slope to ensure that it remain vegetated with native trees and shrubs.
- Commissioners requested the dimensions for the proposed elevated deck and a detail showing the proposed deck construction.
- The Commission stated to the applicant that the main issue with the project is the proposed retaining wall and associated fill and the affect of those changes on the existing environment in the area, including wildlife habitat. They suggested looking into terracing a set of shorter retaining walls.
- The Commission suggested to Conservation staff that the City look into passing an earthmoving bylaw.
- The Commission asked the applicant if he could work better with the existing contours of the site. The applicant responded that the wall height could be reduced if he extends work into the 25' buffer zone.
  - Conservation staff responded to the applicant that providing revised plans that show the yard being extended all the way to the 25' buffer zone to allow for a shorter wall would not be an acceptable solution.
- Public Comment
  - Errol and Marlene Yuderman (70 Carlton Road): Concerned about the significant changes in the site so close to the kettle pond. Referenced previously approved house on the lot that was much more environmentally sensitive. Also concerned about the runoff impact of the project.
    - Applicant commented that the proposed infiltration system is designed to meet City and DEP standards.
  - Joseph L Roxe (102 Nehoiden Road): Concerned about how the proposed construction could potentially affect the levels of water in the kettle pond, and if any calculations had been done regarding that, and about any studies

done on the potential effects on the wildlife that uses the kettle pond. Commented on the dredging of the Kettle pond and if this proposed project had any plans to dredge.

- Applicant and the Commission thought that there would be minimal impact on the water level of the Kettle pond, though potentially a slight decrease in rainwater entering the Kettle pond through surface runoff due to the proposed infiltration, with groundwater still potentially affecting the height. Applicant stated that the coyotes can access the Kettle pond through neighboring yards and that if wildlife comes to the site, they could use the stairs proposed to allow access from the elevated yard to the lower sloped area.
- Jack Fabiano and Elizabeth McCoy (70 Carlton Road): Commented on the dredging of the Kettle pond that occurred in 2000 and how it was a great project for the neighborhood. Commented on how the proposed design would change the overall nature of the neighborhood and that he was overall against the proposed project.
- Vote: To accept applicant's representative's request to continue the hearing to the 6/20/19 Conservation Commission meeting with revised materials showing all invasive removal, tree to be removed, details for proposed deck, City floodzone line, significant mitigation plan, and a more sensitive rear yard due 6/6/19. [Motion: Susan Lunin; Second: Ellen Katz; Vote: 5:0:0].

**10. 178-180 Sumner St – OOC Extension (DEP File #239-763) – addition to existing home**

- Owner/Applicant: Min Yang Representative: none
- Request: Extend Order of Conditions by 3 years to allow for final landscaping and grading to be completed. OOC is due to expire 7/29/19.
- Documents Presented: photos, draft OOC extension
- Project Summary: Approved work included the construction of an addition, construction of new parking spots to bring site up to code, new stormwater infiltration system, and mitigation plantings. A minor plan change request was approved by the Commission for the addition of a patio in the rear yard.
- Jurisdiction: Buffer Zone, RFA, and City Floodzone
- Discussion:
  - Conservation staff noted that they felt the extension should not be issued until the owners clarify the inconsistencies between the site conditions and the approved plans at their 6/5/19 meeting with staff.
  - Several Commissioners felt it was fine to issue the extension.
- Vote: To issue a 3-year extension for Order of Conditions 239-763 to allow for final grading, landscaping and growing season requirements to be completed [Motion: Susan Lunin; Second: Kathy Cade; Vote: 5:0:0].

**11. 81 Albemarle Road – OOC Extension (DEP File #239-762) – second story addition, single car garage addition, expanded driveway**

- Owner/Applicant: Chirag Bhatt Representative: none
- Request: Extend OOC by 1 year to allow for final grading and landscaping be completed and growing season requirements be met.
- Documents Presented: photos, draft OOC extension
- Project Summary: Approved project included the construction of a second story addition, a single-car addition to an existing garage, and the expansion of the existing driveway. The site was shut down during the spring of 2018 due to poor housekeeping and lack of proper erosion controls on site.
- Jurisdiction: Buffer Zone, Riverfront Area
- Discussion: Staff confirmed that the site has been cleaned up and the erosion controls have been re-installed and that the site will be receiving a site visit on 5/31/19 to confirm.
- Vote: To issue a 1-yr extension for Order of Conditions 239-762 to allow for landscaping and plantings to be completed and growing season requirements be met [Motion: Susan Lunin; Second: Norm Richardson; Vote: 5:0:0].

**12. 133 Harwich Road – OOC Extension (DEP File #239-758) – addition to existing home**

- Owner/Applicant: Milena Basaria Representative: none
- Request: Extend Order of Conditions by 1 year to allow for the last of the required mitigation plantings to be planted and meet the 2 growing season requirement.
- Documents Presented: photos, draft OOC extension
- Project Summary: Approved work included the construction of an addition (accessory apartment) and a required mitigation area.
- Jurisdiction: Buffer Zone
- Discussion:

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- Staff confirmed that applicant is taking the appropriate steps to establish the 5' vegetated fern buffer along the rear fence line.
  - Several Commissioners wondered what was causing the ferns to die off.
- Vote: To issue 1-yr extension for Order of Conditions 239-758 to allow for growing season requirements to be met [Motion: Kathy Cade; Second: Norm Richardson; Vote: 5:0:0].

**13. 483 Dedham Street (CRCC) – COC Request (DEP File #239-764) – phragmites removal**

- Owner: Charles River Country Club Applicant: Paul McManus, CRCC Representative: none
- Request: Close out Order of Conditions 239-764 permitting the chemical treatment of phragmites in the Hole 15 pond.
- Documents Presented: photos, draft COC
- Project Summary: Treat phragmites with appropriate cutting and herbicides.
- Jurisdiction: Bank; Land Under Waterways
- Discussion: A site visit on 5/16/19 confirmed that the site is in substantial compliance with the approved plans and OOC. Pond has since been dredged.
- Vote: To issue a Certificate of Compliance for the approved work under OOC 239-764 [Motion: Kathy Cade; Second: Ellen Katz; Vote: 5:0:0].

**14. Waban Kettle Pond (60 Carlton Road) – COC Request (DEP File #239-404) – Chemical invasives management**

- Applicant: Jim Miller Representative: none
- Request: Close out Order of Conditions 239-404 permitting the chemical treatment of invasive species, specifically purple loosestrife, in the Waban Kettle pond.
- Documents Presented: draft COC
- Project Summary: Treat purple loosestrife with the appropriate chemical herbicides.
- Jurisdiction: Bank; Land Under Waterways
- Discussion:
  - Conservation staff notified the Commission that while a physical letter certifying compliance had not yet been received by our office, staff had spoken with the professional landscaper who performed the work who verbally stated that the work was done in substantial compliance. The landscaper stated that she would provide the letter as soon as she is back to her computer on 6/15/19.
  - The Chair was not comfortable signing off on the Certificate without having received a physical letter.
  - The Commission determined that in order to follow precedent set in previous meetings, the Certificate would not be signed off on until the letter is received by the Conservation Office.
- Staff Recommendations: Continue the request for a Certificate of Compliance for the approved work under OOC 239-404 until the 6/20/19 Commission meeting to allow for the letter to be submitted.

**15. 515 Walnut Street – COC Request (DEP File #239-788) – handicap ramp construction, garage demo, & new guard rails**

- Owner: Newton Housing Authority (NHA) Applicant: Christine Long, NHA Representative: none
- Request: Close out Order of Conditions 239-788 permitting the construction of a new handicap ramp, the demo of an existing garage, the installation of new guard rails around a parking area, and the required mitigation plantings.
- Documents Presented: photos, draft COC
- Project Summary: The original project approval was for the construction of a new handicap ramp at the site for access, but original contractor exceeded the originally approved limits of work and the resulting violation caused the requirement for mitigation plantings. Minor plan changes were granted for the removal of an existing garage and the construction of guardrails around the garage pad/new parking area.
- Jurisdiction: Buffer Zone, RFA
- Vote: To issue a Certificate of Compliance for the approved work under OOC 239-788 [Motion: Ellen Katz; Second: Susan Lunin; Vote: 5:0:0].

**16. 380 Quinobequin Road – COC Request (DEP File #239-769) – addition onto single-family home**

- Owner/Applicant: Alexander Korsantia Representative: self
- Request: Close out Order of Conditions 239-788 permitting the construction of an addition onto a single-family home and required mitigation plantings.
- Documents Presented: photos, draft COC
- Project Summary: Approved work included the construction of an addition to a single-family home and required mitigation planting area.
- Jurisdiction: RFA, FEMA Floodzone
- Vote: To issue a Certificate of Compliance for the approved work under OOC 239-764 [Motion: Norm Richardson; Second: Kathy Cade; Vote: 5:0:0].

**II. CONSERVATION AREA DECISIONS – none at this time**

**III. ADMINISTRATIVE DECISIONS**

**17. Minutes of 5/9/19 to be approved.**

- Documents Presented: draft minutes draft minutes
- Vote: To approve the 5/9/19 minutes as amended [Motion: Susan Lunin; Second: Kathy Cade; Vote: 5:0:0].

**IV. ISSUES AROUND TOWN DECISIONS – none at this time**

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**UPDATES**

**V. WETLANDS UPDATES**

- 56 Farwell St. – sought pre-construction site visit with DEP

**VI. CONSERVATION AREA UPDATES**

- 230 Dudley Road MOU: They would like 2 revisions. Jennifer will continue to work with them and Kathy Cade.
- Oakdale Woods: 5 dead trees will be very expensive to remove.
- Land Management: Bid for annual contract will go to a new contractor (Mark Neves).
- Kennard invasives corner: Privately funded work turned out beautifully. We will install an educational sign.
- Norumbega vandalism: Fires and smashed liquor bottles, a rope swing and a destroyed fence. Police, Fire, and neighbors have been approached.
- Norumbega slope restoration: Work under “emergency” purchasing provisions due to begin later this summer.
- Encroachments 261 Parker St and 70 Wayne Road: due to be planted by John Menard soon.
- Old Deer Park: Met with contractor to get a proposed scope for invasive control.
- Summer help: Seeking summer interns for 10-15 hr/wk through Mayor’s program, MSMCP and tax-write-off.
- Charles River Pathway stairs: Found contact for land owners.
- Kessler Woods Upland Trail: Staff need to re-start talks with Chestnut Hill Realty re public access easement.
- Kessler Woods Wetland Trail: Once upland trail access is clarified, staff will put together an Invitation for Bids.

**VII. ISSUES AROUND TOWN UPDATES**

- Climate Action Plan: In internal review
- Webster Woods Protection: Full panel will meet June 19.
- Open Space and Recreation Plan: Staff need to jump-start the revision.
- Northland, Riverside, Washington Street:
- Christina Street Bridge: Planning staff due to meet with Barry Price Center board.
- Upper Falls Greenway: City is working to get safe connection to Easy Street and Curtis St.
- DCR Hammond Pond Parkway redesign: Staff will submit pedestrian crossings recommendations.
- Comm Ave. Carriageway redesign: Underway in conjunction with rebuilding the Rt 30 bridge and Rt 30.

**VIII. ADMINISTRATIVE MATTER UPDATES**

- Conservation Commission membership: 4 potential applicants have come forward. Applications are being accepted by the Mayor’s office.
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**OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING**

**18. 25’ Naturally Vegetated Buffer Policy**

- Request: Consider formalizing a policy that would require the protection of or reestablishment of a 25’ naturally vegetated buffer within the 100’ Buffer Zone.
  - Documents Presented: draft policy
  - Discussion: Commissioner’s commented on the inclusion of aesthetics in the reasons for the policy and requested that it be removed. They also mentioned that wildlife habitat should be mentioned.
  - Consensus: Allow Commissioners who were absent to review the policy and discuss at the 6/20/19 Conservation Commission meeting, with a red-line copy included in the packets for that meeting.
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**ADJOURN** Vote: To adjourn at 10:00 [Motion: Susan Lunin; Second: Norm Richardson; Vote: 5:0:0].

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*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.*

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