

CONSERVATION COMMISSION AGENDA

The Conservation Commission will hold this meeting as a virtual meeting on Thursday, September 17, 2020 at 7:00 pm. No in-person meeting will take place at City Hall.

Zoom access information for the September 17, 2020 Conservation Commission meeting will be posted at the following web address 48 hours in advance of the meeting.

<http://www.newtonma.gov/gov/planning/conserv/default.asp>

Please feel free to email jsteel@newtonma.gov and crundelli@newtonma.gov with any questions about filings prior to the meeting or access to the meeting.

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. **Presentation – Trail Closing and Benches in Webster – Eagle Scout Project**
 - Owners: City of Newton Applicant: Ethan Faulkner
 - Request:
 - Eagle Scout candidate Ethan Faulkner will present his request to work on Conservation land installing benches and repairing damage from off-trail pedestrian and bicycle activity in Webster Conservation Area.
 - Vote to agree that the work qualifies under the Generic Trails OOC.
2. **39 Norwood Avenue – NOI (cont'd) – demo of greenhouse and shed/construction of SFH addition – DEP File #239-873**
 - Owner/Applicant: John Shields Representative: self
 - Request: Issue OOC.
3. **210 Upland Avenue – NOI (cont'd) – proposed retaining wall – DEP File #239-875**
 - Owner/Applicant: Matthew Border Representative: Karon Skinner Catrone
 - Request: Issue OOC.
4. **35 Wayne Road – RDA – access through RFA for pool construction outside jurisdiction**
 - Owner/Applicant: Carmine Petruziello Representative: John Rockwood, EcoTec, Inc.
 - Request: Issue DOA.
5. **2310, 2322, 2344 Washington Street – RDA – mill & overlay existing parking lot and install planting areas**
 - Owner/Applicant: NDNE Washington Street LP & NDNE Washington Street II LP
Representative: Erika Clarke, National Development
 - Request: Issue DOA.
6. **51 Oakland Ave – COC – additions to SFH and new patio– DEP File #239-809**
 - Owner: Tony Verzura Applicant: B. Scott Miller Representative: none
 - Request: Issue COC.
7. **170-172 Sumner Street – COC – additions to SFH and new deck– DEP File #239-777**
 - Owner/Applicant: Yu Zheng Representative: none
 - Request: Issue COC.
8. **21 Renee Terrace – COC – teardown/rebuild SFH – DEP File #239-802**
 - Owner: Tseh-Hwan Yong Applicant: Aurel Garban Representative: none
 - Request: Issue COC.
9. **70 Truman Road – COC – addition to SFH – DEP File #239-838**
 - Owner/Applicant: Barbara and Joe Cheteoui Representative: none
 - Request: Issue COC.

II. CONSERVATION AREA DECISIONS

10. Kessler Woods
11. Trail Proliferation in Webster Conservation Area

III. ADMINISTRATIVE DECISIONS



Mayor
Ruthanne Fuller

**Director
Planning &
Development**
Barney Heath

**Chief
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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www.newtonma.gov

12. Guidelines for Construction in Flood Zone

13. Minutes of 8/27/20 to be approved

IV. ISSUES AROUND TOWN DECISIONS – None at this point in time.

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

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

DECISIONS

I. WETLANDS DECISIONS

1. Presentation – Trail Closing and Benches in Webster – Eagle Scout Project

- Owners: City of Newton Applicant: Ethan Faulkner
- Request:
 - Eagle Scout candidate Ethan Faulkner will present his request to work on Conservation land installing benches and repairing damage from off-trail pedestrian and bicycle activity in Webster Conservation Area.
 - Vote to agree that the work qualifies under the Generic Trails OOC.
- Documents Presented: PowerPoint presentation by Scout
- 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."
- Staff Notes:
 - Staff have reviewed the project and made site visits of their own and believe that it has great merit.
 - The Commission should discuss the number and location of benches desired, the style and make of benches desired, the means of securing benches desired.
 - The Commission should discuss the priority trail closures.
 - Ethan must still meet on site with staff to flag the exact locations of work to be done.
- Staff Recommendations: If appropriate, vote to approve this project on Con Com land.

2. 39 Norwood Avenue – NOI (cont'd) – demo of greenhouse and shed/construction of SFH addition – DEP File #239-873

- Owner/Applicant: John Shields Representative: self
- 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



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- Demolish existing greenhouse and shed. Remove existing stone wall and raised planter beds to allow for re-grading of yard area.
- Construct addition onto single family home where existing greenhouse and shed are located. Increase in impervious area within jurisdiction is roughly ~375.5 s.f. Regrade back yard.
- Relocate 5 existing lilac and buckeye plants to accommodate the construction. Replace existing distressed crab apple tree with 2 river birches.
- Plant 10 shrubs and a variety of native perennials along the edge of the pond.
- Staff Notes
 - The applicant has made clear on the plans the proposed work and addressed staff concerns.
 - The applicant has added a number of shrubs to the lake-side mitigation planting plan.
 - There are some inconsistencies in the planting schedule that should be corrected, as shown in the packet.
 - Staff feel that the existing and proposed patio is pervious, and therefore the existing (im)pervious area calculations are incorrect. Staff estimate that the increase in impervious area is closer to 489.5 s.f. The Commission should determine if the proposed mitigation is sufficient for this increase in impervious area.
- Staff Recommendations: Once questions are addressed, vote to close the hearing and issue an Order of Conditions with the standard landscape conditions.

3. 210 Upland Avenue – NOI (cont'd) – proposed retaining wall – DEP File #239-875

- Owner/Applicant: Matthew Border Representative: Karon Skinner Catrone
- Request: Issue OOC.
- Documents Presented: none
- Jurisdiction: Buffer Zone, Riverfront Area
- Performance Standards: **Riverfront Area: 10.58(4)**
 - (c) Practicable and Substantially Equivalent Economic Alternatives.
 - (d) No Significant Adverse Impact.
 - 1. Within 200-foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater ..., provided that:
 - a. At a minimum, a 100' wide area of undisturbed vegetation is provided... preserved or extended to the max. extent feasible....
 - b. Stormwater is managed ...
 - c. Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. ...
 - d. ... incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.
- Project Summary
 - Remove existing retaining wall, 5 live trees (~49 caliper inches), and 2 dead trees.
 - Construct a new retaining wall just off the northern property boundary, now with a maximum height of 4'. Roots of the neighbor's hemlocks (97 Bound Brook) near the eastern property line will be bridged with stone to ensure survival.
 - Infill area to the proposed wall to create a larger more level lawn.
 - Install plantings (7 Arborvitae, 2 Flowering Dogwood, 4 Swamp Azalea, and 2 Mountain Laurel) along the side of the proposed retaining wall to provide screening for the northern neighbors at 200 Upland Ave.
 - **OUTSIDE JURISDICTION**: Raise the height of the existing retaining walls along the property edges to match the new retaining wall. Install a patio.
- Staff Notes:
 - The applicant has significantly reduced the height of the proposed retaining wall and has added appropriate mitigation plants.
 - Staff remain concerned about the existing trees on the adjacent lot of 97 Bound Brook, whose roots will be impacted by the installation of the retaining wall and other construction activities.
- Staff Recommendations: Vote to close the hearing and issue and Order of Conditions.

4. 35 Wayne Road – RDA – access through RFA for pool construction outside jurisdiction

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- Owner/Applicant: Carmine Petruziello Representative: John Rockwood, EcoTec, Inc.
 - Request: Issue DOA.
 - Documents Presented: Colored plans, site photos, draft DOA
 - Jurisdiction: Buffer Zone, Riverfront Area
 - Performance Standards: **Riverfront Area: 10.58(4)**
 - (c) Practicable and Substantially Equivalent Economic Alternatives.
 - (d) No Significant Adverse Impact.
 1. Within 200-foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater ..., provided that:
 - a. At a minimum, a 100' wide area of undisturbed vegetation is provided... preserved or extended to the max. extent feasible....
 - b. Stormwater is managed ...
 - c. Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. ...
 - d. ... incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.
 - Project Summary
 - The homeowner wants to construct a pool and associated structures outside the 200' Riverfront Area.
 - A 9' wide (narrowing to 6' wide) construction access "lane" through Riverfront Area will be required. The area is currently lawn. The proposal is to demarcate the lane with straw wattles.
 - Erosion controls are proposed for the toe of the slope along the Wayne Road frontage and at the base of the slope in the rear yard to prevent sediment traveling.
 - No disturbance of the bounded mitigation area is proposed.
 - Staff Notes
 - Staff are concerned about the topography of the access; it is steeply sloped towards the neighbor to the east – stability of equipment and erosion controls must be better addressed.
 - Staff are concerned that access past the bounded mitigation area is very tight.
 - Staff note that there are three saplings along the eastern property boundary that must be adequately protected. Currently, no protection is shown.
 - Staff do have concerns about the retaining wall impact on the roots of the mitigation plantings.
 - Staff are concerned about the likely presence of ledge in the area of the proposed pool. Large equipment may be needed to traverse the access path if blasting is necessary.
 - Staff believe that if the Commission concurs that an RDA is adequate for the proposed work within jurisdiction, the Determination of Applicability should be conditioned to ensure survival of the existing mitigation plantings (to exist in perpetuity), to ensure proper installation of access demarcation and erosion controls through a pre-construction site visit, and to ensure the Riverfront Area conditions are fully stabilized and restored to pre-work conditions.
 - Staff Recommendations: Vote to issue a negative 3 Determination of Applicability with the following conditions only if all concerns are adequately addressed.
 - Applicant must schedule a pre-construction site visit to ensure that the access lane is properly marked and that erosion controls are properly installed.
 - Should any of the shrubs or trees within the mitigation area die within two years of construction or are shown to have been demonstrably harmed by the construction, they will be replaced at a ratio of 2:1.
- 5. 2310, 2322, 2344 Washington Street – RDA – mill & overlay existing parking lot and install planting areas**
- Owner/Applicant: NDNE Washington Street LP & NDNE Washington Street II LP Representative: Erika Clarke, National Development
 - Request: Issue DOA.
 - Documents Presented: Plans, site photos, draft DOA
 - Jurisdiction: Buffer Zone, Riverfront Area, BLSF
 - Performance Standards
 - **Riverfront Area: 10.58(4)**
 - (c) Practicable and Substantially Equivalent Economic Alternatives.
 - (d) No Significant Adverse Impact.

1. Within 200-foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater ..., provided that:
 - a. At a minimum, a 100' wide area of undisturbed vegetation is provided... preserved or extended to the max. extent feasible....
 - b. Stormwater is managed ...
 - c. Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. ...
 - d. ... incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.
 - **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.
 - Project Summary
 - Mill and overlay existing parking lot area, along with catch basin structure repairs.
 - Plant two landscape areas with a total of 6 red twig dogwood, 3 sweet pepperbush, 6 joe pye weed, 6 marsh marigolds, 12 blue flag iris, 6 winterberry, 6 cardinal flower, 6 low-grow sumac.
 - **OUTSIDE JURISDICTION:** Full parking lot reconstruction is proposed for outside of the floodplain; this work is exempt under 10.58 (6).
 - Staff Notes
 - Staff feel this project is fully approvable under an RDA and would have been administratively approved if not for the BLSF. Since the final grades will not be altered and since the applicant is proposing stormwater improvements, it seems to be an approvable project.
 - Staff Recommendations: Vote to issue a negative 2 Determination of Applicability.
- 6. 51 Oakland Ave – COC – additions to SFH and new patio– DEP File #239-809**
- Owner: Tony Verzura Applicant: B. Scott Miller Representative: none
 - Request: Issue COC.
 - Jurisdiction: Buffer Zone, Riverfront Area
 - Staff Notes: Staff site visit on 9/4/20 confirmed compliance.
 - Staff Recommendations: Vote to issue a complete Certificate of Compliance.
- 7. 170-172 Sumner Street – COC – additions to SFH and new deck– DEP File #239-777**
- Owner/Applicant: Yu Zheng Representative: none
 - Request: Issue COC.
 - Jurisdiction: Buffer Zone, Riverfront Area, City Floodplain
 - Staff Notes: Staff site visit on 9/4/20 confirmed compliance.
 - Staff Recommendations: Vote to issue a complete Certificate of Compliance.
- 8. 21 Renee Terrace – COC – teardown/rebuild SFH – DEP File #239-802**
- Owner: Tseh-Hwan Yong Applicant: Aurel Garban Representative: none
 - Request: Issue COC.
 - Jurisdiction: Buffer Zone, City Floodplain
 - Staff Notes: Staff site visit on 9/4/20 confirmed compliance.
 - Staff Recommendations: Vote to issue a complete Certificate of Compliance.
- 9. 70 Truman Road – COC – addition to SFH – DEP File #239-838**
- Owner/Applicant: Barbara and Joe Cheteoui Representative: none
 - Request: Issue COC.
 - Jurisdiction: Riverfront Area

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- Staff Notes: Staff site visit on 9/4/20 confirmed compliance.
- Staff Recommendations: Vote to issue a complete Certificate of Compliance.

II. CONSERVATION AREA DECISIONS

10. Kesseler Woods

- Owner: Chestnut Hill Realty Conservation Restriction Holder: City of Newton
- Issue 1: Trail access update: The owner has noted their willingness to provide public access across their property to allow for access to the to-be-developed trail from Lagrange Street. Staff will continue to pursue this along with trail creation.
- Issue 2: Lagrange Street frontage: The owner has noted their interest in cleaning up invasives and dead trees along the street frontage of Lagrange Street AND installing a fence and grass wherever cleanup is done. The Commission must decide whether to permit replacement of the existing fence in the Conservation Restriction area to ensure ongoing control of the invasive vines and facilitated public access.

11. Trail Proliferation in Webster Conservation Area

- Staff notes:
 - Richard Primack has been mapping trails recently created during the COVID lockdown. Staff made an extensive site visits to examine the new trails. Many are small, some are valuable, some ought to be removed.
 - There is a fairly large mountain bike “course” that has been constructed recently. It intrudes into one of the largest untrailed areas.
 - Staff are working with the Eagle Scout who presented tonight to remove constructed course features (e.g., jumps and corner berms).
 - Would the Commission like to see further signage at Webster to remind residents that bicycles are not permitted on Conservation land? Would the Commission like to see further trail elimination efforts?

III. ADMINISTRATIVE DECISIONS

12. Guidelines for Construction in Flood Zone

- Documents Presented: original DRAFT policy
- Staff Notes:
 - Commissioners were asked to comment on a draft policy addressing construction of fences, buildings, and coverings of foundations in flood zone. The goal of the policy is to balance the interest in stopping children and wildlife from going under structures and allowing the free flow of flood waters.
 - Three Commissioners provided comments. Those comments are being sent to the Commission under separate cover.
 - Comments varied:
 - I wonder if we are moving the needle too far with this guidance proposal”
 - “We should offer alternatives” to lath such as native shrubs or open fencing
 - Consider allowing “cable rail system”
- Staff Recommendations: Continue discussion

13. Minutes of 8/27/20 to be approved

- Documents Presented: Draft Minutes
- Staff Recommendations: Vote to accept the 8/27/20 minutes.

IV. ISSUES AROUND TOWN DECISIONS – None at this point in time.

UPDATES

V. WETLANDS UPDATES

- 31 Buswell Park – Jerrod Pelletier – new homeowner must address failing retaining wall. Prior owner filed NOI in 2014 as a Riverfront Area project (because Hyde Brook was shown as perennial on the City GIS). Staff have since used StreamStats to determine perenniality and find that Hyde Brook is not perennial in this area, rendering the entire parcel outside of ConCom jurisdiction. Staff crafted a note to the file explaining the circumstances and releasing Mr. Pelletier of any filing obligation.

VI. CONSERVATION AREA UPDATES

- COVID-19 heavy use: Trail repairs will be needed after use returns to more normal levels.
- Pending projects:
 - Old Deer Park – trails and invasive control – The contractors did another round of maintenance on 8/16/20.
 - CRP -- stairs – AAB variance application was misplaced by AAB staff and has been re-submitted.
 - Kesseler -- boardwalk and bridge – Staff are working to rewrite the bid language.

- Webster Woods -- stairs – Construction at the mall entry drive is complete! Try them out!
- Dolan Pond -- crusher-run – We have received a material estimate and are hoping for a more thorough estimate for the entire levelling project, as the materials cost was well under what was anticipated.
- Houghton Garden -- hydroraking – Work will begin once the water level is high enough.

VII. ISSUES AROUND TOWN UPDATES

- OSRP: Staff submitted the “final” OSRP to the state after incorporating the state requested edits. We await final approval.
- MassTrails Grant: Staff continue to work with DCR to get the Christina Street bridge project underway.
- DCR Lower Falls trails: DCR is planning for a trail from Two Bridges to Quinobequin and a trail along Quinobequin. Public meetings are planned for September and October. Ask Jennifer if you would like more information.

VIII. ADMINISTRATIVE MATTER UPDATES

- Interns: Staff are considering establishing a part time college co-op position to assist with office and field work more independently than the high school interns have been able.

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

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39 NORWOOD AVE -

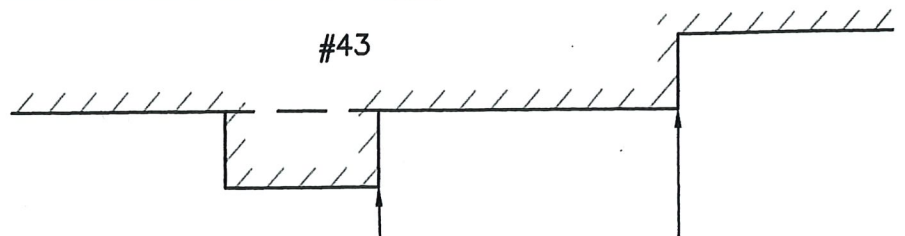
9/17/20

PROPOSED
PLANT
SCHEDULE

+
IMPERVIOUS
AREA TABLE

NATIVE SPECIES PLANT SCHEDULE			
Common Name		Scientific Name	Quantity
AREA 1			
I	Iris, Blue Flag	Iris Versicolor	2
B	Beardtongue	Penstemon Barbatu	2
H	Oakleaf Hydrangea	Hydrangea quecnifolia	1
C	Cardinal Flower	Lobelia Cardinalis	2
W	Winterberry holly	Ilex verticillata	1
AREA 2			
L	Low bush Blueberries	Vaccinium Corymbosum	4
I	Iris, Blue Flag	Iris Versicolor	3 4
A	Aster New England	Aster, novae angliae	2
Cf	Cinquefoil	Potentilla fruticosa	2
H			1
AREA 3			
J	Joe Pye Weed	Eupatorium maculatum	3 2
K	Kelsey Red Osier	Cornus serica "Kelseyi"	1
S	Swamp azalea	Rhododendron viscosum	1
M	Mountain Laurel	Kalmia latifolia	1
Cr	High Bush Cranberry	V. Opulus var Trilobum	2
Iv	sweet spire	Itea virginica (sweet spire)	2
H			1
AREA 4			
P	Paper Birch	Betula papyrifera	2
Note: relocate 3 Buckeyes and 1 Lilac in this area.			
AREA 5			
I	Iris, Blue Flag	Iris Versicolor	3
B	Beardtongue	Penstemon Barbatu	3
C	Cardinal Flower	Lobelia Cardinalis	3 5
Note: this is the primary transplant zone for existing perennials.			

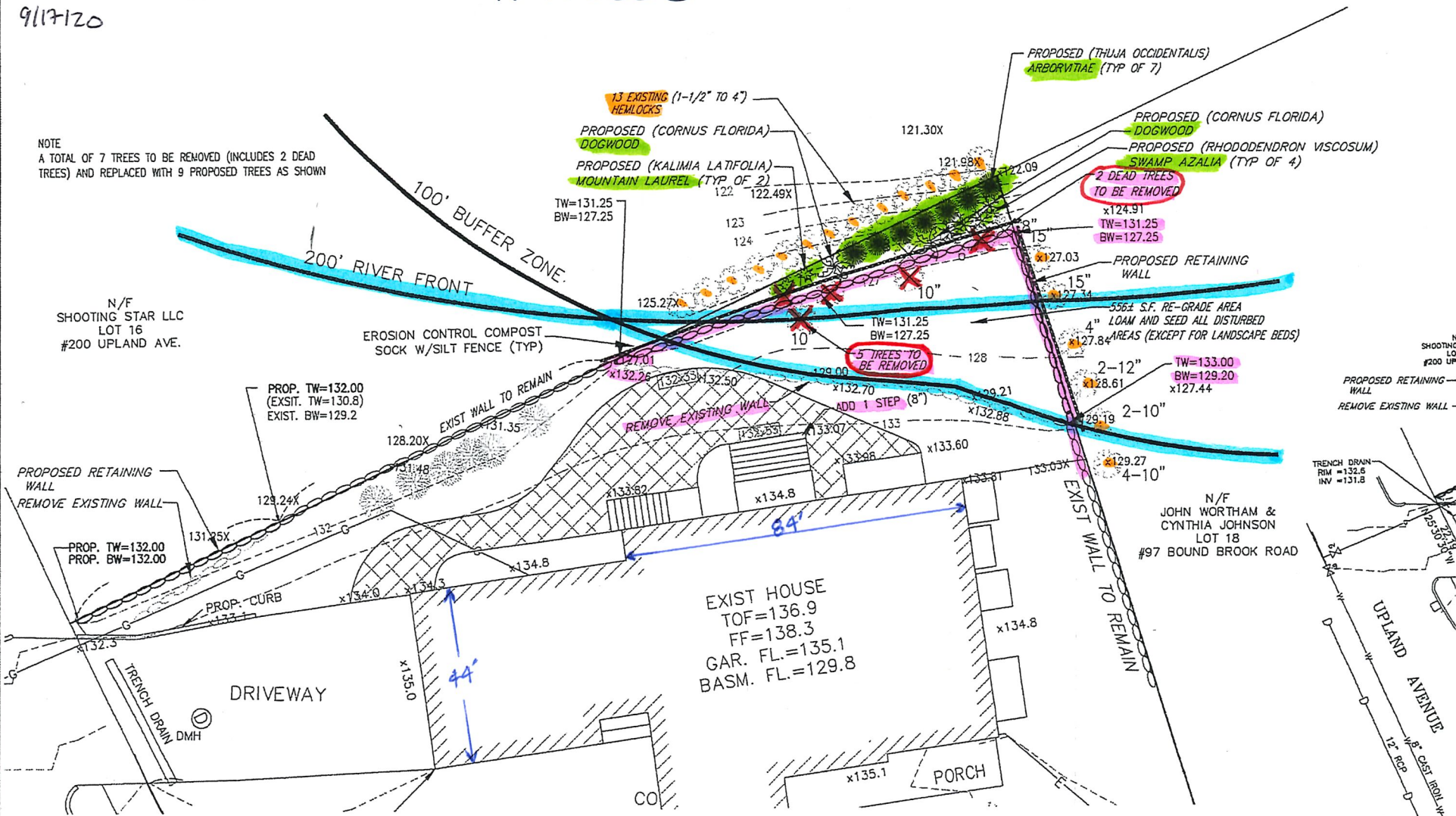
IMPERVIOUS AREAS CALCULATION		
	EXISTING	PROPOSED
BUILDING, PORCH	2,036.2s.f.	2,457.6s.f.
DRIVEWAY	560.9s.f.	524.7s.f.
RETAINING WALL	215.7s.f.	145.1s.f.
WALKWAY (INCLUDING STEPS)	437.3s.f.	612.2s.f.
PATIO	678.8s.f.	565.8s.f.
TOTAL	3,928.9s.f.	4,305.4s.f.
INCREASE IN IMPERVIOUS AREA		
	376.5s.f.	
LOT AREA		
	10,419.0s.f.	
4% OF LOT AREA (OR 400s.f. MAX.)		
	416.8s.f.	
	USE 400s.f. MAX.	
375.5s.f. > 400.0s.f. ----> DRAINAGE NOT REQUIRED		



210 UPLAND AVE - PROPOSED CONDITIONS

9/17/20

NOTE
A TOTAL OF 7 TREES TO BE REMOVED (INCLUDES 2 DEAD TREES) AND REPLACED WITH 9 PROPOSED TREES AS SHOWN

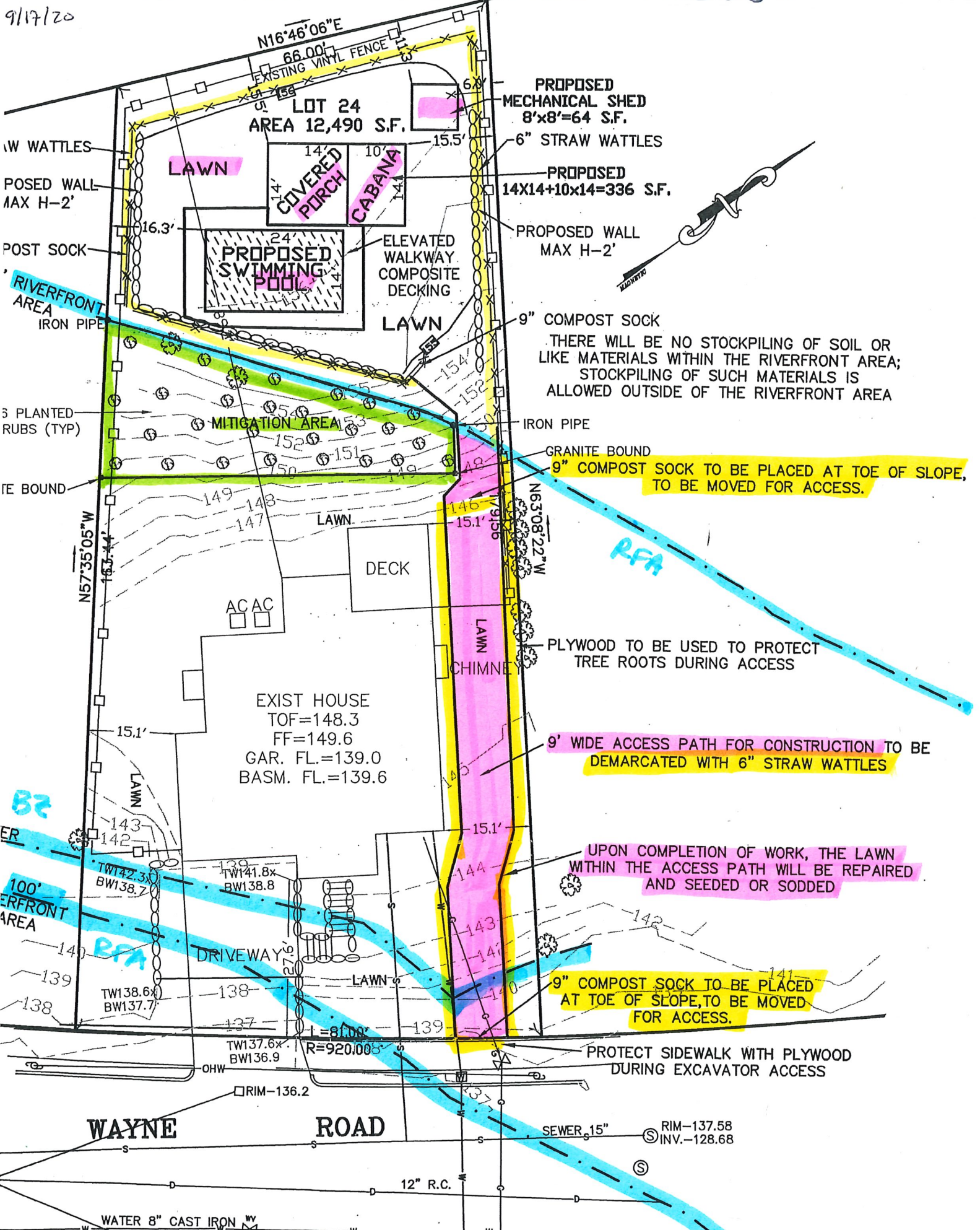


RETAINING WALL SCALE: 1" = 10'

QUANTITY	PLANTING	NOTES
7	ARBORVITAE (THUJA OCCIDENTALIS)	NATIVE TO MA; LISTED AS ENDANGERED IN 2015 BY MA DIVISION OF FISHERIES AND WILDLIFE https://www.mass.gov/doc/arborvitae/download
2	FLOWERING DOGWOOD (CORNUS FLORIDA)	SELECTED FROM LIST OF MASSACHUSETTS NATIVE TREES FOUND HERE: https://www.ipswitchma.gov/DocumentCenter/View/11229/Native-Trees-of-Massachusetts
4	SWAMP AZALIA (RHODODENDRON VISCOSUM)	SELECTED FROM LIST OF NATIVE TREES FOUND HERE: https://www.newtonma.gov/gov/planning/conserv/public education n involvement/ n invasive plants.asp
2	MOUNTAIN LAUREL (KALMIA LATIFOLIA)	SELECTED FROM LIST OF NATIVE TREES FOUND HERE: https://www.newtonma.gov/gov/planning/conserv/public education n involvement/ n invasive plants.asp

35 WAYNE ROAD - PROPOSED ACCESS

9/17/20



LOT 24
AREA 12,490 S.F.

PROPOSED MECHANICAL SHED
8'x8'=64 S.F.

W WATTLES
PROPOSED WALL
MAX H-2'

6" STRAW WATTLES
PROPOSED 14X14+10X14=336 S.F.

POST SOCK
RIVERFRONT AREA
IRON PIPE

PROPOSED SWIMMING POOL

ELEVATED WALKWAY
COMPOSITE DECKING

PROPOSED WALL
MAX H-2'

9" COMPOST SOCK

THERE WILL BE NO STOCKPILING OF SOIL OR LIKE MATERIALS WITHIN THE RIVERFRONT AREA; STOCKPILING OF SUCH MATERIALS IS ALLOWED OUTSIDE OF THE RIVERFRONT AREA

3 PLANTED RUBS (TYP)

MITIGATION AREA

IRON PIPE

GRANITE BOUND
9" COMPOST SOCK TO BE PLACED AT TOE OF SLOPE, TO BE MOVED FOR ACCESS.

STE BOUND
N57°35'05"W
163.44'

LAWN

N63°08'22"W
91.56'

PLYWOOD TO BE USED TO PROTECT TREE ROOTS DURING ACCESS

EXIST HOUSE
TOF=148.3
FF=149.6
GAR. FL.=139.0
BASM. FL.=139.6

9' WIDE ACCESS PATH FOR CONSTRUCTION TO BE DEMARCATED WITH 6" STRAW WATTLES

100' RIVERFRONT AREA

UPON COMPLETION OF WORK, THE LAWN WITHIN THE ACCESS PATH WILL BE REPAIRED AND SEEDING OR SODDED

9" COMPOST SOCK TO BE PLACED AT TOE OF SLOPE, TO BE MOVED FOR ACCESS.

PROTECT SIDEWALK WITH PLYWOOD DURING EXCAVATOR ACCESS

WAYNE ROAD

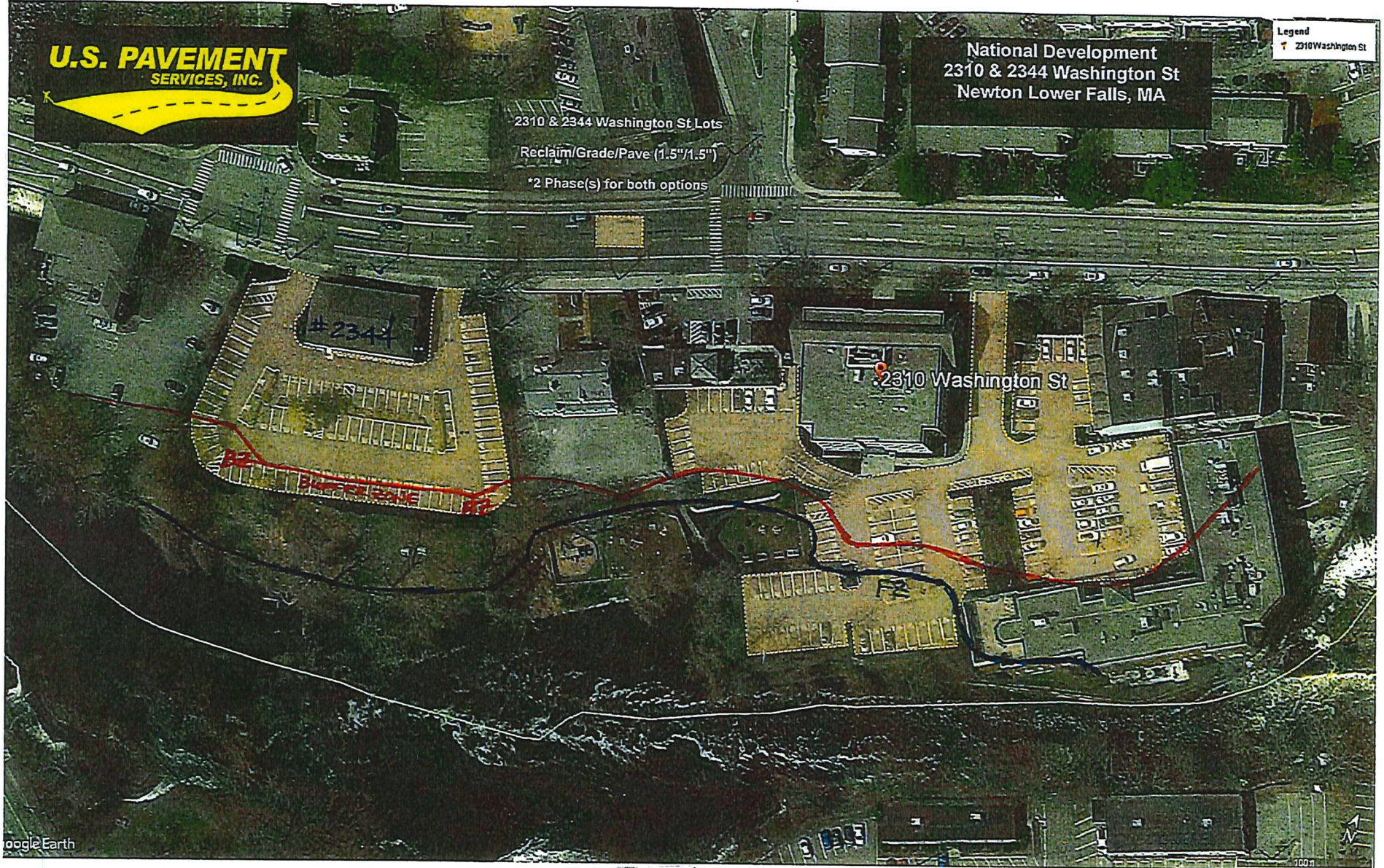
SEWER 15" RIM-137.58 INV.-128.68

WATER 8" CAST IRON

12" R.C.

9/17/20

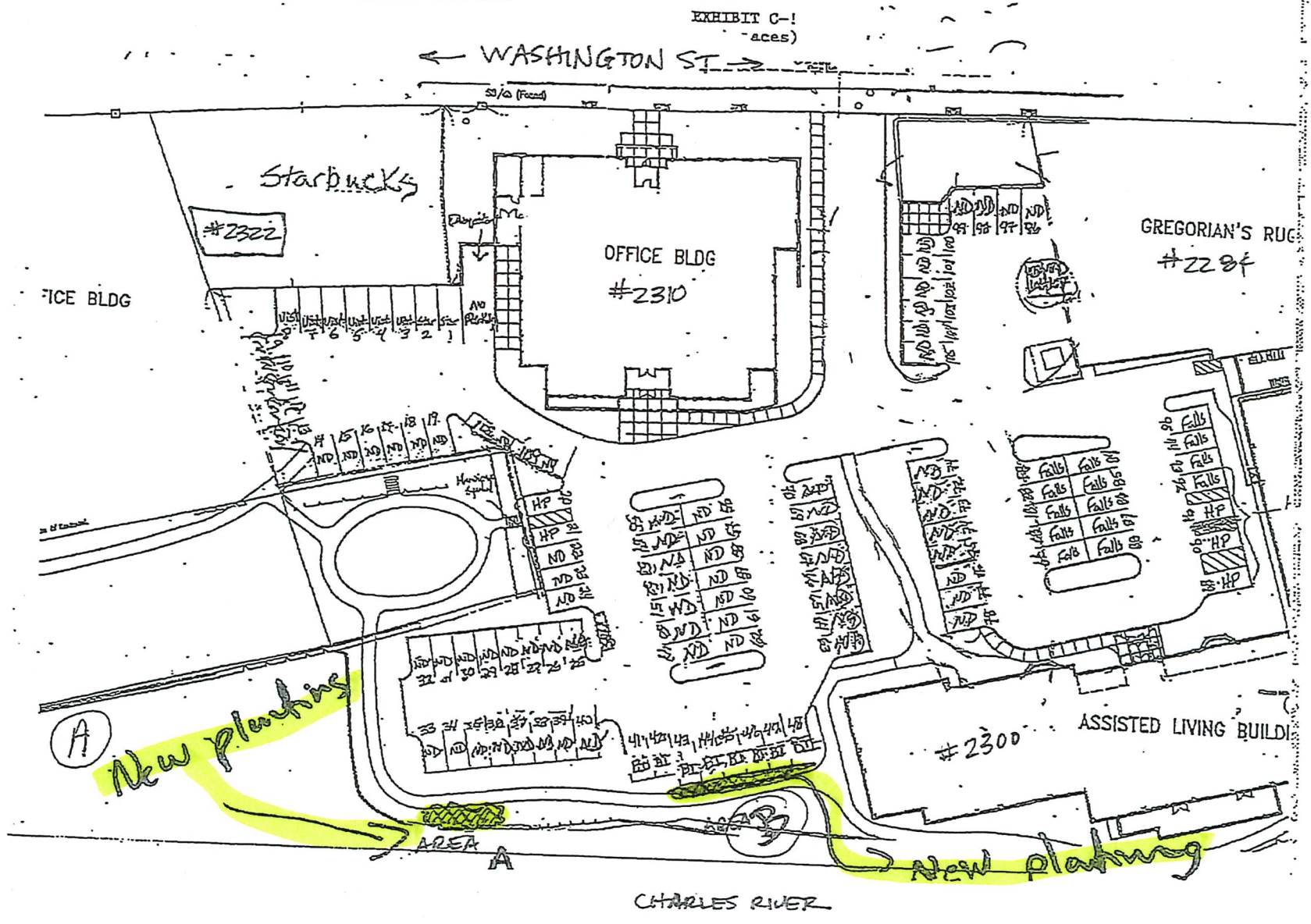
2344 WASHINGTON ST. and
PAVING PLAN -- 2310 WASHINGTON ST -- 8/31/20



Tan areas w/in jurisdiction to be milled + overlaid w/ bituminous pavement
BZ = 100' Buffer zone to bank
FZ = 100-Year Flood Zone

9/17/20

PROPOSED
PLANTING PLAN
2310 WASHINGTON ST
8/31/20



2310 WASHINGTON ST - PROPOSED
9/17/20 - PLANTING
SCHEDULE

Plant Area A: Prepare Landscape Bed Area For Planting Next To Existing Walkway; Remove All Vegetation From The Designated Landscape Area Bed, Grade The Area, Prepare For Planting, Deliver and Install Wetland Plant Material; **Six (#3) Cornus alba (Red Twig Dogwood), Three (#3) Clethra alnifolia (Sweet Pepperbush), Six (#1) Eupatorium maculatum (Joe Pye Weed), Six (#1) Caltha palustris (Marsh Marigold).** One Year Plant Guarantee On All Plant Material From The Date Of Planting. All Areas Will Be Cleaned Upon Job Completion.

Plant Area B: Prepare Landscape Bed Area For Planting Behind Parking Spaces 47 to 43; Remove All Grass Vegetation, Dig Down 6-8", Re Grade and Prepare Area For Planting, Deliver and Install Wetland Plant Material; **Twelve (#1) Iris versicolor (Blue Flag), Six (#3) Ilex verticillata (Winterberry), Six (#1) Lobelia cardinalis (Cardinal Flower), Six (#1) Rhus aromatica Gro-Low (Gro-low Sumac).** One Year Plant Guarantee On All Plant Material From The Date Of Planting. All Areas Will Be Cleaned Upon Job Completion.

Newton Conservation Commission
Construction in Flood Zone Guidelines under the State Wetlands Protection Act*
Draft 8/26/20

Purpose. It is the interest of the Newton Conservation Commission to ensure that flood zone areas continue to provide flood storage and wildlife habitat value interests as specified in the state wetland regulations, most specifically:

310 CMR 10.57(1)(a)2. Bordering Land Subject to Flooding provides a temporary storage area for flood water which has overtopped the bank of the main channel of a creek, river or stream or the basin of a pond or lake.

310 CMR 10.57(1)(a)3. Certain portions of Bordering Land Subject to Flooding are also likely to be significant to the protection of wildlife habitat.

Guidelines.

1. Areas developed for compensatory flood storage must be fully open to the flow of water from any and all sides of the contiguous flood plain.

310 CMR 10.57(4)(a)1. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body.

As per the regulatory requirement for “unrestricted hydraulic connection” in areas of compensatory flood storage:

- Structures must be constructed on pilings. “To act as an unrestricted hydraulic connection in Bordering Lands Subject to Flooding, there would have to be an open pile foundation with the lowest floor or lowest horizontal structural member elevated at or above the 100-year flood elevation, so river flow during a flood can flow unimpeded. An open-pile foundation would only require compensatory flood storage for the volume of the piles.”
- Apertures in otherwise solid foundations are not permitted. “Apertures, orifices, or penetrations of any size in a solid foundation act as hydraulic restrictions, when constructed in Bordering Lands Subject to Flooding.” “The apertures or orifices in a solid foundation act as hydraulic restrictions when constructed in Bordering Lands Subject to Flooding, so do not meet the 310 CMR 10.57 criteria to provide compensatory flood storage.” “The volume enclosed by the solid foundation cannot be credited to serve as compensatory flood storage, regardless of the numbers and size of apertures and orifices.”
- Skirting, mesh, lattice, or other similar sheathing over or around pilings or apertures are not permitted since those materials could impede or restrict the flow of flood waters.

2. Fences must not impede wildlife passage or restrict flows of flood waters.

10.57(4)(a)2. Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.

- Installing a fence in BLSF is an alteration, so requires the filing of a NOI.
- The BLSF performance standards for storm damage prevention and flood control must be demonstrated to be met.
 - For the wildlife habitat interest, the bottom of the fence would need to be elevated to provide for wildlife passage, similar to fences constructed in the Riverfront Area.
 - For the storm damage prevention and flood control interests, the fence would have to comply with 310 CMR 10.57(4)(a)2., work "shall not restrict flows so as to cause an increase in flood stage or velocity." The burden is on the Applicant to make this demonstration.

Notes:

- Italicized text, above, is language from the regulations.
- Quoted text, above, is from an email communication from Tom Maguire of MassDEP Wetlands Program, Boston MA, July 2020)

CONSERVATION COMMISSION AGENDA

Date: August 27, 2020

Time: 7:02pm – 10:02pm

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

<https://us02web.zoom.us/j/82576773625>

With a quorum present, the meeting opened at 7:02 Dan Green presiding as Chair.

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

Members Absent: none

Staff Present: Jennifer Steel and Claire Rundelli

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

DECISIONS

I. WETLANDS DECISIONS

1. Presentation – Connector Stairs at Norumbega – Eagle Scout Project

- Owners: City of Newton Applicant: Alex Morefield
- Request: Eagle Scout candidate Alex Morefield seeks permission and wetland permitting approval for installing wooden steps to connect the riverside trail new slope trail adjacent to the restoration area in the Norumbega Conservation Area.
- Documents Presented: PopwerPoint presentation by Alex Morefield
- Jurisdiction: Buffer Zone, RFA
- Presentation (Alex Morefield) and Discussion:
 - Alex gave a PowerPoint presentation with photos of the site and illustrations of what he intends to do.
 - Alex is proposing to install a set of 4-foot wide, timber-front steps, dressed with landscape fabric, and back-filled with crusher-run to connect the lower river-side trail with the new trail constructed by SumCo. He anticipates installing 14 steps up from the riverside trail to a new, short, contouring, connector path to the existing gravel path constructed by SumCo.
 - Alex will install a test step and let Conservation staff know when it is complete for their review.
 - Staff have met with Alex on site to discuss the project and feel that a step connection is needed to increase access to the riverside trail and to focus foot traffic in the area of the slope restoration.
 - The proposed steps will not impair wildlife habitat and will focus foot traffic, thereby limiting erosion. The construction will be covered by the Commission's generic trail OOC.
 - Alex anticipates 20-30 scouts will assist with the project. He anticipates a spring or summer start date, due to COVID and other Eagle Scout projects in the works.
- Vote: to approve this project on Con Com land and to have the wetland permitting requirements addressed under the existing generic trail OOC. [Motion: Cade; Second: Lunin; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]

2. 39 Norwood Avenue – NOI (cont'd) – demo of greenhouse and shed/construction of SFH addition – DEP File #239-873

- Owner/Applicant: John Shields Representative: self
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos
- Jurisdiction: Buffer Zone to bank of Crystal Lake
- Project Summary
 - Demolish existing greenhouse and shed. Remove existing panel wall and raised planter beds to allow for re-grading of yard area.
 - Construct stand-alone addition with associated hardscape where existing greenhouse and shed are.
 - Regrade lawn.
 - Install a rain garden, relocate some existing plants, and install new mitigation plantings.



Mayor
Ruthanne Fuller

**Director
Planning &
Development**
Barney Heath

**Chief
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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- Presentation (John Shields) and Discussion
 - Staff received stamped revised plans just hours before the hearing. Revisions include: revised erosion controls to accommodate and protect the Lake during the regrading process a new plant list, additional plant installations, revised regrading, and a changed building and patio design to reduce new impervious to under 400 sf to preclude the need for infiltration structures. Mr. Shields verbally clarified changes to the plan, but staff await the requisite memo listing all changes.
 - Engineering has yet to review the revised plan sheet.
 - It was noted that the threshold of 400 sf of new impervious area was the Engineering Department's threshold for requiring on-site infiltration. The Con Com has no such hard and fast regulation but must balance new development with resource area protection.
 - Mr. Shields is considering installing a cistern and using the rain garden to collect overflow.
 - The Commission recommended that Mr. Shields finalize his plans on a clean plan sheet and submit it on or before 9/3/20 for staff review prior to the next hearing.
- Vote: to accept the applicant's request to continue the hearing to 9/17/20. [Motion: Lunin; Second: Katz; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]

3. 210 Upland Avenue – NOI (cont'd) – proposed retaining wall – DEP File #239-XXX

- Owner/Applicant: Matthew Border Representative: Karon Skinner Catrone (wetland consultant), Franklin Schwarzer (attorney), John Glossa (engineer)
- Request: Initial discussion regarding NOI and OOC.
- Documents Presented: applicant's PowerPoint presentation, colored plan, site photos
- Jurisdiction: Buffer Zone, Riverfront Area
- Project Summary
 - Remove existing small retaining wall from the yard and 7 existing trees (~63 caliper inches).
 - Construct a new retaining wall set 1' back from the property boundary with a maximum height of 10'.
 - Infill area between existing wall (to be removed) and proposed wall to create a level lawn.
 - Install plantings within the newly created areas and wall screening plantings on the proposed retaining wall.
 - Install wildlife passage tunnel/pipe under in-filled lawn area.
- Presentation (by the team of representatives) and Discussion
 - DEP hasn't issued a file number yet. A new duplicate application has been submitted.
 - The wall would be 10' at tallest and roughly 185' from the river (the current wall is ~4 feet tall). A special permit will be required because the proposed wall is over 4'.
 - When installing the proposed wall, the line of small trees (~2", 4", and 6") will be removed. The applicants noted that the trees are small and not particularly vigorous.
 - The applicant team noted the benefit of flattening the ground from a 23% slope to a 3% slope will reduce erosion and increase infiltration and so comports with RFA performance standards.
 - The applicant team noted their intention to install landscaping and screening native trumpet vines on the retaining wall and to install and 1-foot diameter wildlife passage (pipe)
 - They noted that the property is exempt from the City's tree ordinance as it is owner occupied.
 - Commission comments:
 - The wildlife tunnel is not practical – it is too small, narrow, and dark.
 - The Commission would prefer to see a 4' walkable ramp for wildlife
 - The functions and values of the Riverfront Area would not be improved by a large retaining wall.
 - The proposal of 135-150 cy of fill seems excessive. The height of wall seems excessive.
 - The precedent of allowing large retaining walls and lots of fill in Riverfront area isn't appropriate.
 - Proposed plantings seem scant; the applicant should consider seeking permission to plant on neighbors' land if that would be seen as beneficial and acceptable.
 - Staff comments:
 - Neighbor's hemlocks roots are at risk of damage during excavation for wall footings. Burying roots may also damage the health of the hemlocks
 - Climbing plants will have a hard time surviving in the deep shade of the wall.
 - The wildlife tunnel won't work for wildlife,
 - This is a unique lot -- small amount of RFA that is very steep

- Attorney Christopher Shannon spoke on behalf of abutter Jacquelin Berlin, (200 Upland Ave.) who is concerned about a 10' wall, about runoff already coming from new driveway, and damage done to the roots of hemlocks by the builders. She would like native evergreens planted as a screen. She understands the owner's desires, but her landscaper (Mr. Gold) said that wall would be wide at the base and suggested a two-tiered wall to reduce the height and alleviate runoff damage. Mr. Shannon will speak with Mr. Schwartz.
- Jeff Wu and Jane Porter live downhill and, apparently, due to number of teardowns, they are getting more and more water in their backyard. The Chair noted that that is more of an engineering concern than a wetland protection concern.
- Vote: to accept the applicant's request to continue the hearing to 9/17/20. [Motion: Lunin; Second: Zabel; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]

4. 35 Spiers Road – NOI (cont'd) – teardown/rebuild single-family home with associated site features – DEP File #239-872

- Owner/Applicant: Andrey Agamov Representative: Karon Skinner Catrone
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Buffer Zone
- Project Summary
 - Demolish existing single-family home.
 - Construct new single-family home with associated patio within the outer 50' of the buffer zone. Install 2 infiltration systems to collect roof and driveway runoff.
 - Increase in impervious area within the buffer zone is 610 sf within buffer zone (from 1425 sf to 2035 sf).
 - Plant 3 sugar maple saplings, 3 common bearberry shrubs, 12 lowbush blueberries, and 5 sweet ferns as mitigation.
 - Replace existing fence.
- Presentation (by the team of representatives) and Discussion
 - The applicant team responded to all staff comments and to comments from the previous hearing.
 - There will be no tree removal on the site
 - The applicant clarified that the pre-existing patio was considered to be pervious
 - The new plans have added 12 lowbush blueberries to the mitigation planting plan, added a seed mix, and expanded the planting area.
 - The new plans have a smaller driveway
 - The applicants moved the erosion control line to give more room
 - A note and detail regarding tree protection has been added to the plans.
 - The applicants were asked to please send the owner's email address.
- Special conditions were reviewed.
- Vote: to close the hearing and issue an Order of Conditions with the following special conditions. [Motion: Zabel; Second: Lunin; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]

21. A dewatering plan designed to limit and control any adverse impact on the wetlands resource area(s) must be presented to the Conservation Commission for review and approval.

22. A concrete washout plan designed to limit and control any adverse on the wetlands resource area(s) must be presented to the Conservation Commission for review and approval.

33. Landscape plantings within Commission jurisdiction must:

- a. Stabilize all exposed areas
- b. Be installed in compliance with the approved plans (desired changes must be approved by the Conservation office in advance)
- c. Have a survival rate of 100 % of total number of trees (after 2 growing seasons)
- d. Have a survival rate of 100 % of total number of shrubs (after 2 growing seasons)

34. If any trees within the wetland or buffer within the project area die within 2 years of the start of construction or have been demonstrably harmed by construction activities, they shall be replaced at a ratio of 2:1 with native canopy saplings (of roughly 2 caliper inches).

35. The stormwater infiltration system must be installed as per the approved plans.

36. Any new fence installed on the site must be elevated 6" from the ground to allow for wildlife passage.

40. The required mitigation planting areas shall be maintained in perpetuity in their predominantly natural condition.

41. The approved Operations and Maintenance Plan is appended hereto and must be adhered to.
42. To protect the water quality of the adjacent wetland resource area fertilizers shall be of low-nitrogen content and be used in moderation, and to protect the full suite of benefits of the wetland resource area and pollinators, in the rear yard area herbicides and pesticides shall not be used.
43. To protect wetland wildlife, exterior lighting shall:
 - a) be no more than 1,800 lumens per fixture and the fixture shall not illuminate any part of the wetland more than 0.2 footcandles.
 - b) be shielded to prevent any “up lighting” and “backlighting” (i.e., no emissions above 90 degrees or behind the fixture if that creates spill closer to the wetland resource area),
 - c) be focused to prevent any spill beyond hardscape or edge of maintained lawn or play areas,
 - d) have limited blue content to decrease skyglow and disruption of diurnal animals
 - e) be switched off when not in active use for safety
 - f) not exceed the illumination shown on the approved photometric plan sheet

5. 791 Walnut Street – NOI – ecological restoration – DEP File #239-874

- Owner: Newton Cemetery Corporation (NCC) Applicant: Mary Ann Buras, NCC
- Request: Issue OOC.
- Documents Presented: Plans, site photos, draft OOC
- Jurisdiction: Buffer Zone, Riverfront Area, City Floodplain
- Project Summary
 - Ex post facto work: In 2018, the cemetery undertook significant landscape renovations around the 4 ponds:
 - tree removal (detailed on plan sheets under “removal year”)
 - removal of overgrown and invasive vegetation along the stream corridor and subsequent restoration with native plantings.
 - removal of 2 concrete sluiceways
 - installation of a small new path connection between the existing bridge and the existing pathway.
 - Total tree removal completed is 30 trees, equaling roughly 339 caliper inches removed.
 - Total tree plantings completed and proposed is 79 trees, equaling roughly 218 caliper inches planted.
 - Shrub removal did occur during the stream restoration and is further proposed under the current plan.
 - Total shrub plantings completed and proposed is 829.
 - The majority of the shrubs planted and proposed are native (633/829 total shrubs) and roughly half the caliper inches of trees planted and proposed are native (113”/218”).
- Presentation (by the team of representatives) and Discussion
 - Bartlett Tree assessed all 2000 trees. Tree removal was done to address monolithic age, safety, burial space protection and expansion, and wildlife value. Most trees removed were smaller and ornamental. Now they can plant larger native, shade trees.
 - Much of the shrub removal was done to remove invasive vines and weeds.
 - Details of tree work conducted at each pond:
 - Pond 1: 4 trees (and some shrubs) removed, 2 planted
 - Pond 2 and 3: 17 trees removed, 44 planted
 - Pond 4: 1 tree removed (and some shrubs), 18 planted
 - No more trees will be removed
 - Details of work conducted along the stream:
 - removed trees and invasives
 - removed grass on north and south of the stream and replaced it with native groundcover and shrubs. Erosion controls were put in, along with 1500, plants, 350 shrubs, and 480 groundcovers
 - Added granite stairs and replaced concrete sluice ways
 - From 2010-2020, 560 new trees were planted. Cemetery will continue planting. Decisions are made in the fall prior to the spring planting season.
 - On their website, the Cemetery maintains a full database of every tree.
- Vote: to close the hearing and issue an Order of Conditions with the following special conditions. [Motion: Katz; Second: Lunin; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]
- 21. Landscape plantings within Commission jurisdiction must:
 - a. Stabilize all exposed areas.

- b. Be installed in compliance with the approved plans (desired changes must be approved by the Conservation office in advance).
- c. Have a survival rate of 75 % of total number of trees (after 2 growing seasons).
- d. Have a survival rate of 75 % of total number of shrubs (after 2 growing seasons).

22. Any future plantings within Commission jurisdiction, beyond the proposed plantings for Fall of 2020, may be planted without further approval as long as a minimum of 50% of the species planted are native to the US.

6. 24 Village Road – NOI (cont'd) – construction of new detached garage and new driveway – DEP File #239-866

- Owner/Applicant: Hisham Salem Representative: Anthony Stella, Site Engineering Consultants, Inc.
- Request: Continue hearing to 10/8/20.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Riverfront Area
- Project Summary
 - Construction of a 24'x26' detached, 2-car garage. Existing garage will be converted to storage.
 - Pouring of a new asphalt driveway that begins at 12' in width at the curb cut and expands gradually to be 22' wide where it meets the proposed garage.
 - The project will result in a ~1200 s.f. increase in impervious area, all within the outer riparian zone.
 - Installation of underground infiltration chambers and trench drain will collect runoff from driveway and new roof.
 - Installation of 3 mitigation planting areas will total 1211 s.f.
- Staff Notes: Applicant's legal representation has finished a preliminary review that did bring up any information about the 25' setback, so they are continuing the search into the hard records at the registry. They are requesting a continuance to confirm existence of a 25' setback preventing construction of the garage in the current location.
- Vote: to accept the applicant's request to continue the hearing to 10/8/20. [Motion: Katz; Second: Lunin; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]

7. 56 North Street – COC – teardown/rebuild SFH – DEP File #239-760

- Owner/Applicant: Tramy and Sinclair Lao Representative: none
- Request: Issue COC.
- Jurisdiction: Riverfront Area
- Staff Notes: Staff site visit on 8/10/20 confirmed compliance.
- Vote: to issue a complete Certificate of Compliance. [Motion: Lunin; Second: Gilligan; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]

II. CONSERVATION AREA DECISIONS

8. Trail Proliferation in Webster Conservation Area

- Staff notes:
 - New steward Richard Primack has mapped newly created trails and identified many that have been formed during the uptick in use due to people be at home due to COVID-19.
 - Staff made a brief site visit to the Webster Woods portion of the overall Webster Conservation Area and noticed evidence of off-trail traffic by people and bikes. Staff are currently discussing a trail closure project along with the installation of some benches within the Webster Conservation Area with a potential Eagle Scout.

III. ADMINISTRATIVE DECISIONS

9. Tree Replacement Policy

- Documents Presented: Tree Replacement Guidelines - Updated draft
- Presentation (staff) and Discussion
 - Based on discussion at several previous Conservation Commission meetings, staff updated the tree replacement guidelines for the Commission to review.
 - Staff felt the revisions captured their interests
- Vote: to adopt updated guidelines. [Motion: Lunin; Second: Hepburn; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]

10. Amenities in Buffer Zone

- Documents Presented: E-mail from Ellen Katz noted that benches at dead-ends of trails can attract parties and trash.
- Discussion: The Commission understood and appreciated the concern and will keep it in mind when planning amenities on Conservation land.

11. Minutes of 8/6/20 to be approved

- Documents Presented: Draft Minutes
- Vote: to accept the 8/6/20 minutes. [Motion: Lunin; Second: Cade; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (abstain), Lunin (aye); Vote 6:0:1]
-

IV. ISSUES AROUND TOWN DECISIONS – None at this point in time.

UPDATES

V. WETLANDS UPDATES

VI. CONSERVATION AREA UPDATES

12. COVID-19 heavy trail use: Trail closures and trail repairs will be needed after use returns to more normal levels.

13. Active and Pending Land Management Projects:

- Old Deer Park -- Maintenance contractors did another round of maintenance on 8/16/20.
- CRP stairs – AAB variance application has been submitted. We await a decision.
- Kessler boardwalk and bridge – A bid was released 6/18 but no bids were received. Staff have reached out and are anticipating an estimate from another firm with which we have worked before.
- Webster stairs – Have been completed by the Mark Neves crew!
- Dolan crusher-run – We have received a material estimate and are hoping for a more thorough estimate for the entire levelling project, as the materials cost was well under what was anticipated.
- Houghton Garden hydroraking and trail work – The ADA trail work and small stream cleaning effort has been completed and looks gorgeous! Hydroraking work will begin as soon as the water level is appropriate.

VII. ISSUES AROUND TOWN UPDATES

14. OSRP: We received our conditional approval from the state; staff are working to address state-requested edits.

15. MassTrails Grant: Staff met with DCR two weeks ago to kick off the Christina Street bridge project.

VIII. ADMINISTRATIVE MATTER UPDATES

16. Summer High School Interns: Our 2 high school interns finished up their time with the Conservation Office on 8/14/20.

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

17. 148 Pine Street: Applicant was required by Engineering to raise the grade of the infiltration system 1 foot. Because of abutter concerns at the public hearings, staff were not comfortable granting administrative approval of the minor plan change request. Commissioners noted that because the change would not have any impact on wetland functions or values, there was no need for the change request to come back before the Commission in a public forum. They voted to allow staff to administratively approve the minor plan change request. [Motion: Gilligan; Second: Lunin; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]

18. Guidelines for Construction in Flood Zone:

- Commissioners had been sent a draft policy addressing construction of buildings and fences and coverings of foundations in flood zone. Most liked the draft.
- The discussion focused on balancing the interest in stopping children from going under structures (e.g., with shrub screens) and allowing the free flow of flood waters. Commissioners will provide comments by Thursday 9/3/20 for staff to collate and redistribute for the next meeting.

19. Benches in Conservation Land: Jennifer Steel noted that an Eagle Scout was interested in placing 3-5 benches in Webster Conservation Area. The Commission felt that benches in appropriate locations would be good, likely 3 locations. Benches should be long enough for two people with space between them. The benches installed at Charles River Pathway have worked very well.

ADJOURN at 10:02 [Motion: Gilligan; Second: Lunin; Roll-call vote: Hepburn (aye), Zabel (aye), Cade (aye), Katz (aye), Gilligan (aye), Green (aye), Lunin (aye); Vote 7:0:0]
