

CONSERVATION COMMISSION AGENDA

The Conservation Commission will hold this meeting as a virtual meeting on Thursday, January 7, 2021 at 7:00 pm. No in-person meeting will take place at City Hall.

Zoom access information for the January 7, 2021 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. **122 Upland Avenue – RDA – new deck**
 - Owner/Applicant: George and Melissa Monokroussos Representative: Lulu Friedman, Didi Design Group
 - Request: Issue DOA.
2. **40 Albemarle Road – cont'd NOI – teardown/rebuild single-family home – DEP File #239-880**
 - Owner/Applicant: Jeremy Osinski and Megan McHugh Representative: John Rockwood, EcoTec, Inc.
 - Request: Issue OOC.
3. **145 Warren Street – NOI – renovation and additional units onto single-family home – DEP File #239-XXX**
 - Owner/Applicant: David Oliveri, Norton Point Warren St LLC Representative: John Rockwood, EcoTec, Inc.
 - Request: Issue OOC.
4. **116 Upland Avenue – Compliance Discussion – enclosure of deck – DEP File #239-824**
 - Owner/Applicant: Ilya Zvenigorodskiy
 - Request: Vote on plan to bring site into compliance.
5. **Preliminary Regulatory Discussion – Addressing Long-Term Infiltration System Function**
 - Request: Consider whether the ConCom wants to proactively investigate and address infiltration system function during frozen conditions and over time and/or whether a larger discussion with Engineering is in order.

II. CONSERVATION AREA DECISIONS

6. Trailhead Signs
7. Conservation Area Name Change
8. Trail Counters

III. ADMINISTRATIVE DECISIONS

9. Conservation Office Budget Review
10. Minutes of 12/8/20 to be approved

IV. ISSUES AROUND TOWN DECISIONS

UPDATES

- V. WETLANDS UPDATES
- VI. CONSERVATION AREA UPDATES
- VII. ISSUES AROUND TOWN UPDATES
- VIII. ADMINISTRATIVE UPDATES

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

ADJOURN



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

1000 Comm. Ave.
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T 617/796-1120
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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. 122 Upland Avenue – RDA – new deck

- Owner/Applicant: George and Melissa Monokroussos Representative: Lulu Friedman, Didi Design Group
- Request: Issue DOA.
- Documents Presented: Colored plans, site photos, draft DOA
- Jurisdiction: BLSF (112' NAVD88), City Floodplain
- Performance Standards:
 - **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)(3) No order of conditions shall be issued under paragraphs (2)(b)-(2)(f) of this subsection unless it is demonstrated to the satisfaction of the conservation commission that the cumulative effect of the proposed project, when combined with all other existing and anticipated development, will not increase the water surface elevation of the 100-year flood at any point within the city.
- Project Summary: Construct a new deck on the rear of house at the second story level. Only stairs and piers will be within the flood elevation.
- Staff Notes:
 - The proposed fill resulting from the new deck is roughly 18.5 cubic feet (including the stairs and piers), which is under 1 cubic yard.
 - All work is proposed to occur above an existing patio and a small portion of lawn.
 - The applicant is proposing to install a native planting bed along the edge of the existing patio and plans to install a rain garden in the future. Commission should determine if they would like to require the rain garden as compensatory storage.
- Staff Recommendations: Vote to issue a negative 3 determination (with the following special conditions).
 - Rain garden of x cubic feet shall be installed per the Determination.

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- Compliance with the Commission’s Guidelines for Construction in Flood Zone, which prohibit enclosure of the space under the deck with skirting, mesh, lattice, etc. in a way that restrict or impedes the flow of floodwater, must be confirmed for the completed deck through a staff site visit or photos from the applicant.

2. 40 Albemarle Road – cont’d NOI – teardown/rebuild single-family home – DEP File #239-880

- Owner/Applicant: Jeremy Osinski and Megan McHugh Representative: John Rockwood, EcoTec, Inc.
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos, draft OOC
- 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 demolition of the existing 1,047± square foot single-family house with one car garage and bulkhead and associated site features including paved driveway and front and side/rear walkways and stairs, and the removal of one 18” spruce tree and two fruit trees (3 trees removed in total).
 - The construction of a 2,027± square foot single-family house with a two-car garage, front porch, and bulkhead; paved driveway; and front walkway and stairs with associated grading, lawn, and landscaping.
 - The project will result in 901± s.f. increase in total impervious area on the site.
 - Drainage improvements proposed include a trench drain, manhole sump, and two infiltration systems to accommodate driveway and roof runoff.
 - Two mitigation planting areas with a total of 13 saplings, 54 shrubs, and several types of groundcover are proposed, totaling 1,890± s.f. (a 2:1 ratio for the increase in impervious area).
- Staff Notes:
 - The applicant has made all requested changes based on Engineering’s comments on the originally proposed and revised plans.
 - In response to a staff inquiry, applicant has confirmed that a pathway from the driveway to the front door is not desired by the owner.
 - A sump pump is proposed, and the details of its connection have been provided and preliminarily approved by Engineering.
 - Dewatering plans and stockpile locations have been provided.
 - In order to address staff concerns, filter fabric layers have been added above and below the layer of pea stone for the infiltration areas.
 - After reviewing staff concerns, the two fruit trees shown (originally to be protected) will be removed. The proposed planting plan has been revised to mitigate for the removal of these two trees.
 - The planting plan was revised in response to staff comments to include 4 additional canopy trees (added 1 white oak, 1 eastern redbud, 1 sweet bay magnolia, and 1 flowering dogwood) for a total of 13, a few additional shrubs for a total of 54, and a number of new native groundcover species.
- Staff Recommendations: Vote to close the hearing and issue Newton’s standard Order of Conditions with the following special conditions.
 - 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 XX % of total number of trees (after 2 growing seasons).

- d. Have a survival rate of XX % of total number of shrubs (after 2 growing seasons).
- e. Have a XX% of aerial coverage (after 2 growing seasons).
- The stormwater infiltration system must be installed as per the approved plans.
- The City Engineer must inspect the infiltration system. The applicant must submit proof of inspection to the Cons. Office.

3. 145 Warren Street – NOI – renovation and additional units onto single-family home – DEP File #239-XXX

- Owner/Applicant: David Oliveri, Norton Point Warren St LLC Representative: John Rockwood, EcoTec, Inc.
- 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 existing detached garage, renovation of the existing single-family home and construction of 3 additional units on the lot.
 - Stormwater management includes several infiltration systems, both in and out of Commission jurisdiction. The proposed system also includes an overflow outlet with a flared end within the 25’ Buffer Zone.
 - An increase of 5,376 s.f. of impervious area is proposed over existing conditions for the entire lot. This proposal represents a decrease in impervious area of 607s.f. from the currently approved plans. The new total increase of impervious area within Commission jurisdiction is 2,660 s.f.
 - Proposed to be removed within ConCom jurisdiction are 17 of trees (10 of those over 8 caliper inches) totaling 131 caliper inches.
 - Proposed to be removed from the mitigation planting area are invasive Norway maple saplings and bush honeysuckles.
 - The mitigation planting plan within jurisdiction includes 35 saplings (both canopy and understory), 30 shrubs, and 55 1-gallon perennials.
- Staff Notes:
 - The Commission approved a similar construction project on this parcel in April 2019, but a change in ownership and the special permit process caused the new owner to choose to file a new NOI.
 - The new project has pulled the rear of the building away from the wetland, allowing for potential lawn and a revised enhancement planting area.
 - The revised project results in 607s.f. less impervious area within the buffer zone than the previously approved plans and removes all building structure from the 25’ NVB.
 - The landscape plan needs to be clearer. Specific comments are below.
 - The notations for individual species to be planted should be clearer.
 - There are “4 PA” marked on the planting plan along the side opposite the driveway, but no “PA” is found in the planting schedule. This also goes for “5 IM” and “7 OH” on the driveway side of things along the proposed walkways. There are also several plantings marked “AG” which is assumed to be Amelanchier, but the planting schedule lists Amelanchier as “AC.”
 - There are two general “green” areas on the planting plan that indicate some kind of lawn or seed mix. The intended treatment of those areas should be clarified.
 - The landscape plan does not comport with the civil plans.
 - The civil plans show the 149 and 150 contour line gradings just at the edge of the 25’ buffer zone line. The landscape plans show a “30’ natural area” that ends before the supposed 149 and 150 contour lines. These plans need to be corrected so there is a clear understanding of where the natural area begins and ends.
 - There are some features (decks and stairs) shown on the landscape plan but not the civil plan. All site features should be displayed on both plans.

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- The proposed number of plants in the mitigation planting area is smaller than the previously approved but seems more appropriately spaced (previously plants were crammed right up against the building).
- Staff Recommendations: If appropriately revised landscape plans are received, vote to close the hearing and issue Newton’s standard Order of Conditions with the following special conditions.
 - 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 XX % of total number of trees (after 2 growing seasons).
 - d. Have a survival rate of XX % of total number of shrubs (after 2 growing seasons).
 - e. Have a XX% of aerial coverage (after 2 growing seasons).
 - The stormwater infiltration system must be installed as per the approved plans.
 - The City Engineer must inspect the infiltration system. The applicant must submit proof of inspection to the Cons. Office.
 - Any new fence installed on the site must be elevated 6” from the ground to allow for wildlife passage.

4. 116 Upland Avenue – Compliance Discussion – enclosure of deck – DEP File #239-824

- Owner/Applicant: Ilya Zvenigorodskiy
- Request: Vote on plan to bring site into compliance.
- Jurisdiction: BLSF
- Staff Notes:
 - The OOC stated: “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.”
 - DEP notes that “unrestricted hydraulic connection” (akin to that required for BVW replacement in 10.55(4)) must be provided for all areas serving as flood storage.
 - The minutes of 10/29/20 read: “Consensus: Commissioners agreed that the condition was clear and that a plan revising the existing skirting to meet the current guidelines must be proposed [by the applicant]...”
 - The current lath violates the terms of the OOC by enclosing the crawl space.
 - The owner should have appealed the OOC if the condition was not acceptable OR sought approval of a plan change prior to installing skirting
 - The Commission should require of this owner whatever it would allow future applicants to ensure that water can pass freely from all directions in times of flooding (even when debris is present).
- Staff Recommendations: If necessary, issue an Enforcement Order requiring removal of lath to achieve < 50% coverage.

5. Preliminary Regulatory Discussion – Addressing Long-Term Infiltration System Function

- Request: Consider whether the ConCom wants to proactively investigate and address infiltration system function during frozen conditions and over time and/or whether a larger discussion with Engineering is in order.
- Jurisdiction: BLSF, RFA, BZ
- Staff Notes: Staff have concerns about infiltration systems clogging with fines and ceasing to function during frozen-soil conditions and the long-term and cumulative effect of expanded impervious areas.

II. CONSERVATION AREA DECISIONS

6. Trailhead Signs

- Request: Improve wording and appearance
- Documents Presented: Photos
- Staff Notes
 - Wording on trail head signs: Based on Commissioner feedback, it seems that the simple regulatory language used on the 2015 signs is preferred over the detailed regulatory signs from 2002, though many feel that language about the prohibition of bikes should be added. One Commissioner recommended combining the two existing lines about dogs (leashes and waste) and then making the fourth line reference bicycle prohibitions. Multiple commissioners noted that any “no” language will continue to be ignored, like the leash law, and that adding prohibitions to the sign language won’t make any difference.
 - Existing
 - Enjoy this nature reserve from dawn to dusk
 - Leave no trace of your visit
 - Dogs must be on leashes
 - Dog waste must be carried out

- Proposed
 - Enjoy this nature reserve from dawn to dusk
 - Leave no trace of your visit
- Dogs must be on leashes and dog waste carried out
- Bicycles are prohibited
- Wording on natural parcels: These signs can likely remain as is.
- Existing
 - This land has been preserved to enhance wildlife habitat and water quality
 - No trails have been established
- Appearance: There was some concern about the font size being too small, which can be easily fixed, and about the color scheme for the parcels closer to water bodies. The 2015 signs were done on a 2-color scale to save cost (the original signs cost roughly \$67 each, and replacement costs are roughly \$125). For parcels not adjacent to water bodies this isn't a concern, but where parcels are near the Charles River dark green water is a bit confusing. Staff has reached out to the sign vendor to determine the increased cost for 3- or 4-color signs. Would Commissioners prefer that if the additional cost is not great?

7. Charles River Pathway Conservation Area Name Change

- Request: There is an interest in changing the name of the Charles River Pathway parcel to the Charles Riverwalk parcel to avoid confusion with DCR's Charles River Pathway.
- Staff Notes
 - Staff are not aware of a formal process needed to complete the name change. The parcel was referred to as the Saco/Williams Street parcel in old paperwork.
 - Will this trail be part of the connected Charles River Pathway?
 - Any new name would go on new trailhead signs for the parcel, which will show the stair connection to the Greenway to be constructed in the spring. The name change would also be reflected on the City GIS, Conservators maps, etc.

8. Trail Counters

- Request: One of our volunteer stewards suggested placing trail counters at trail heads to get a sense of use and to support funding requests. "I wonder if you could buy 2 or so and stewards could set them up for about a month at their sites. It could give us all a sense of usage overall and how it varies by day of week, time, and weather. I wondered if you said "200K uses of Conservation lands each year" would that help the cause for the pieces of conservation land. Also, it could be used to assess the impact of improvements. Get a week of values before and after say the Dolan Pond improvements. Finally, it could give you a sense of where to target improvements. While all areas need maintenance, if a given piece of land has 10x users than another piece of land you might target trail improvements to the more popular one."
- Staff Notes
 - How might we best use such data?
 - One model is ~\$2000 for 3 counters. Other models are roughly \$600 per counter.
 - Could trail cams be used?

III. ADMINISTRATIVE DECISIONS

9. Conservation Office Budget Review

- Request: Routine review of Conservation Commission funds, with a focus on Land Management funds.
- Documents Presented: Budget graphics
- Staff Notes: A summary of FY 2020 spending, a summary of current FY 2021 spending, and a chart showing distribution of funding across conservation areas has been provided for the Commission to review and discuss.

10. Minutes of 12/8/20 to be approved

- Documents Presented: Draft minutes
- Staff Recommendations: Vote to accept the 12/8/20 minutes.

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

UPDATES

V. WETLANDS UPDATES

VI. CONSERVATION AREA UPDATES

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- Houghton Garden – Hydroraking: Hydroraking is completed! The site is being buttoned up for the winter months. Restoration planting and final pathway restoration will occur in the spring.
- Charles River Pathway – Stairs: Contract has been signed; work will start in the spring.

VII. ISSUES AROUND TOWN UPDATES

- OSRP approval: The state is awaiting a complete ADA inventory for every PRC parcel. PRC staff are working to complete this effort.
- Christina Street Bridge Feasibility Study: Proposals are due January 15th. We are still waiting for the MBTA access license.
- Climate action implementation rolls along! Interviews for the Energy Coach position have concluded and the MOU between the City and the utilities has been signed and initiated.

VIII. ADMINISTRATIVE UPDATES

- Remote meeting requirements from 940 CMR 29.00 (Open Meeting Law)
 - 29.10(4)(a) Commission members must be clearly audible
 - 29.10(6)(b) When video technology is in use, the remote participant shall be clearly visible to all persons present in the meeting location. (N.B. Agents are not subject to Open Meeting Law so need not be visible.)
 - 29.10(7)(b) At the start of the meeting, the chair shall announce the name of any member who will be participating remotely
 - 29.10(7)(c) All votes must be by roll call
 - 29.10(7)(e) When feasible, the chair or, in the chair's absence, the person chairing the meeting, shall distribute to remote participants in advance of the meeting, copies of any documents or exhibits that he or she reasonably anticipates will be used during the meeting. If used during the meeting, such documents shall be part of the official record of the meeting and shall be listed in the meeting minutes and retained in accordance with M.G.L. c. 30A, § 22.

We can't require people to "sign-in" or identify themselves at in-person or remote public meetings.

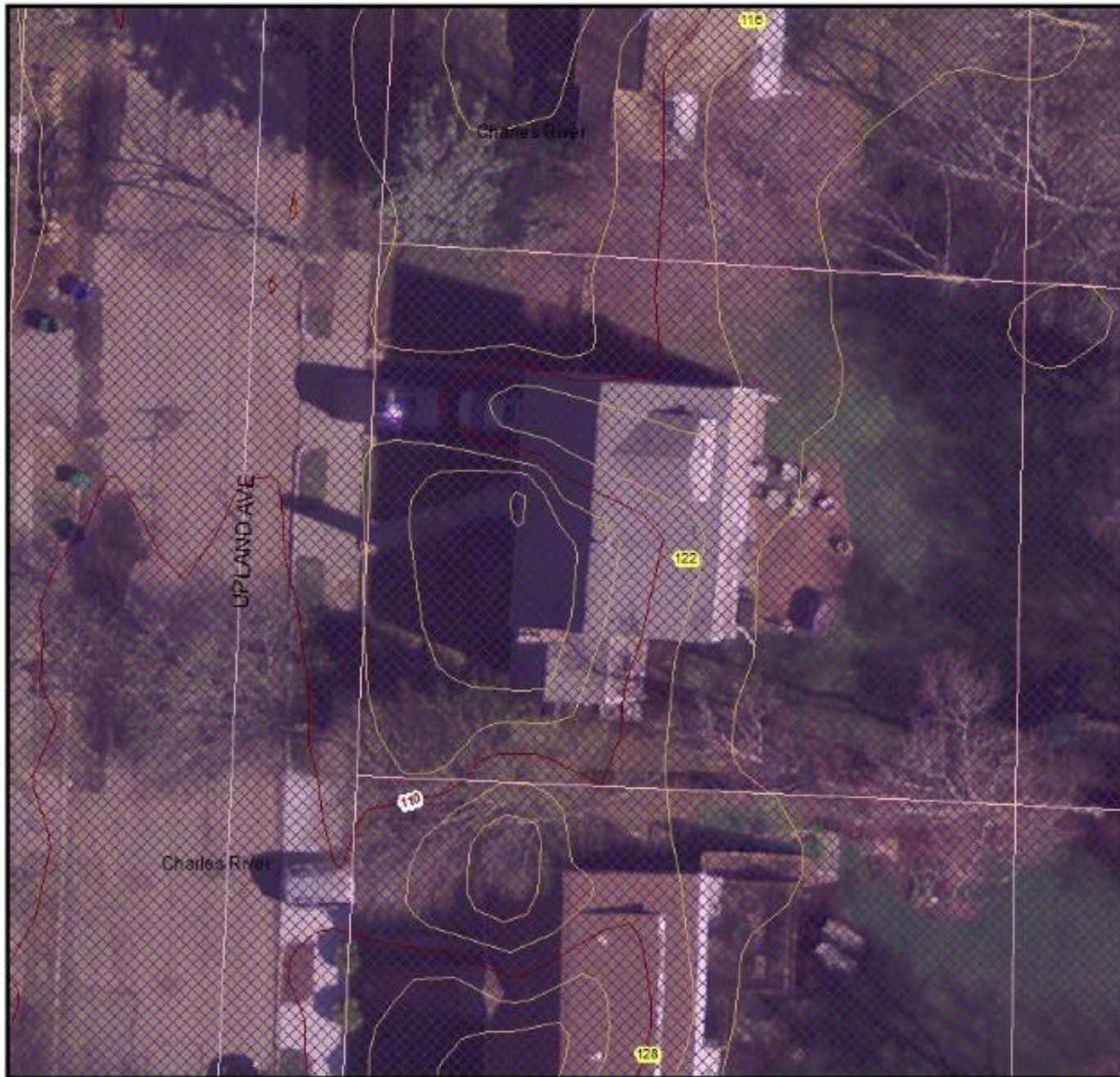
We can require people to identify themselves if they wish to speak at a public hearing.

Agents of the Commission are not subject to Open Meeting Law, so members may contact the agents.

- Environmental Science Program: There continues to be discussion relating to the administration and support of the Environmental Science Summer Program; PRC has declined to absorb the program.

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

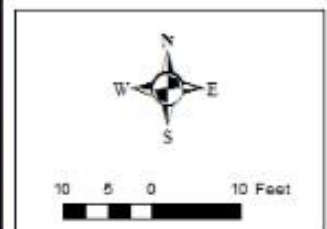
ADJOURN



122 Upland Ave
Flood Elev. ~112' NAVD88
Rear Yard Elev. ~108' NAVD88

Newton, Mass.

Map Date: 11-18-2020



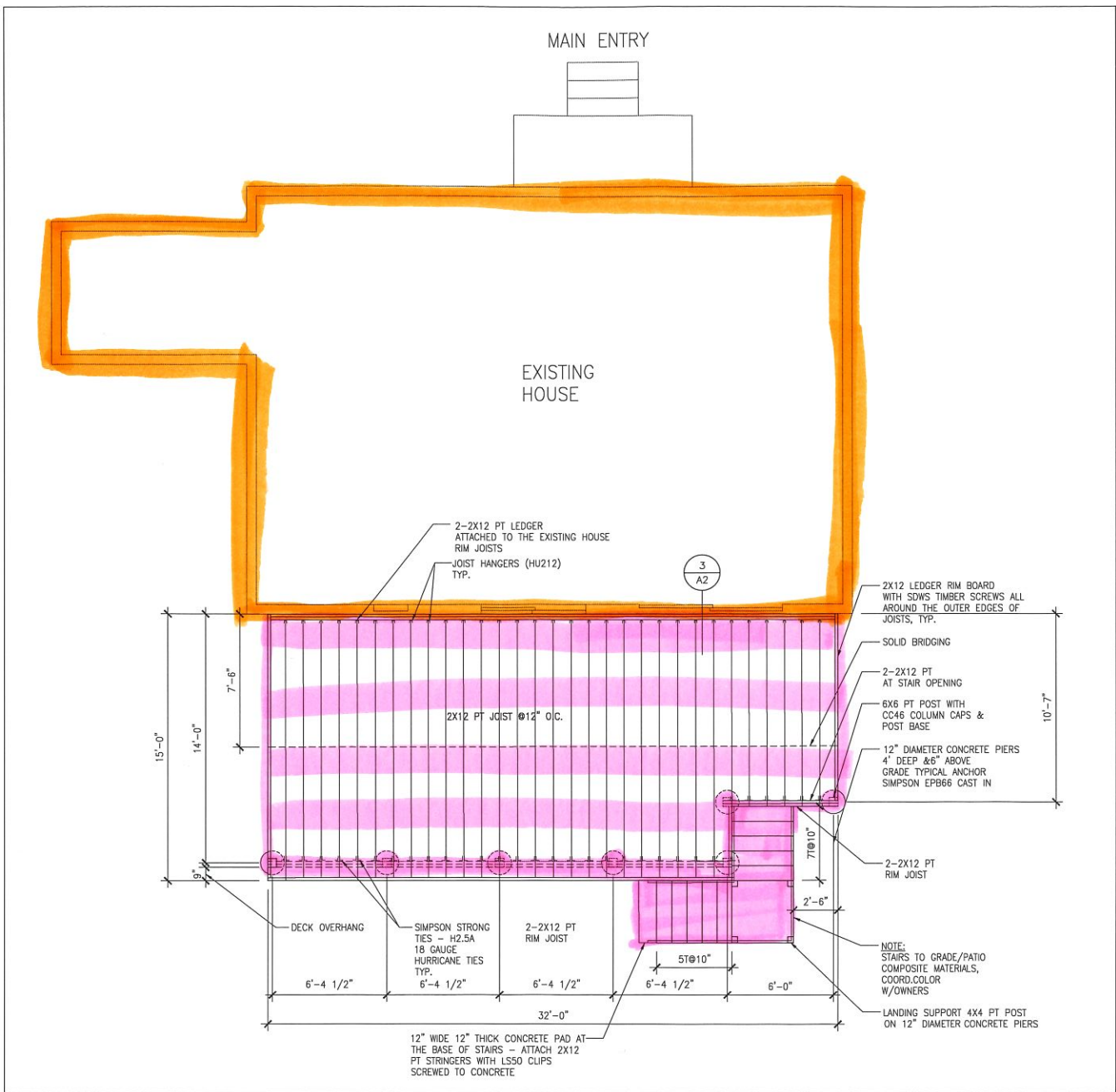
Legend

- Buffer Zone line
- Riverfront line
- Flood Plain

The information on this map is from the Newton Geographic Information System (GIS). The City of Newton does not guarantee the accuracy of the information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.



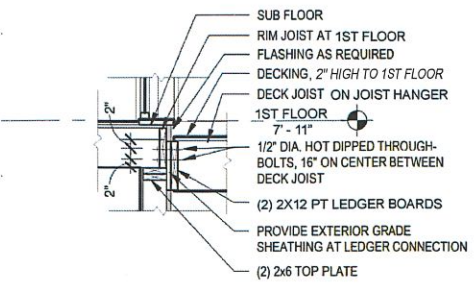
CITY OF NEWTON, MASSACHUSETTS
 Mayor - Ruthanne Fuller
 GIS Administrator - Douglas Greenfield



1

DECK FRAMING

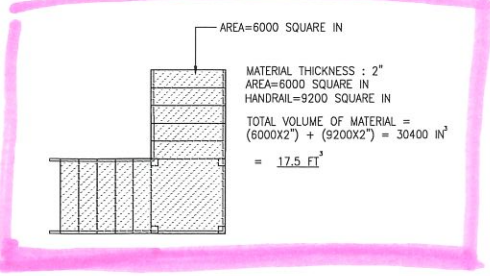
SCALE: 1/4" = 1'-0"



3

SECTION DETAIL

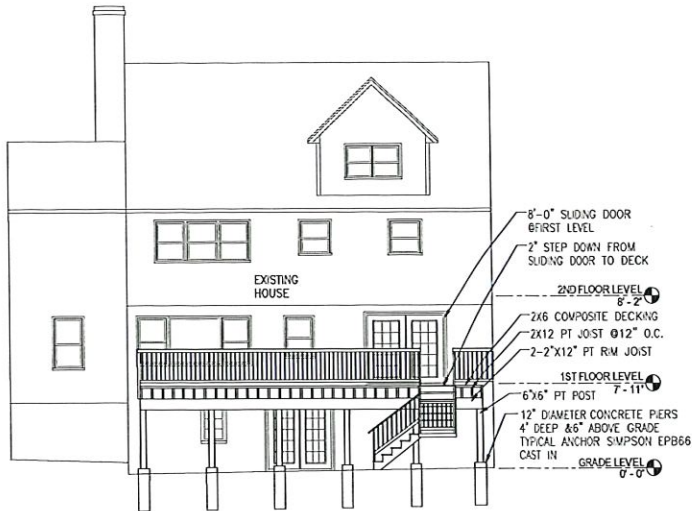
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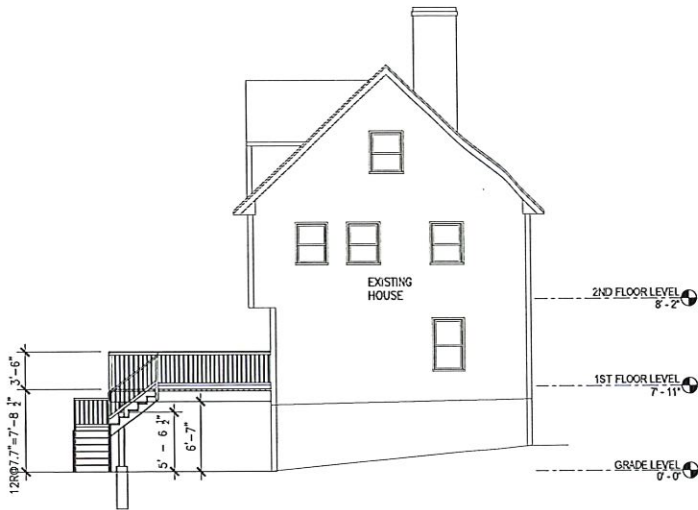
4

MATERIAL VOLUME CALCULATION FOR STAIR CASE

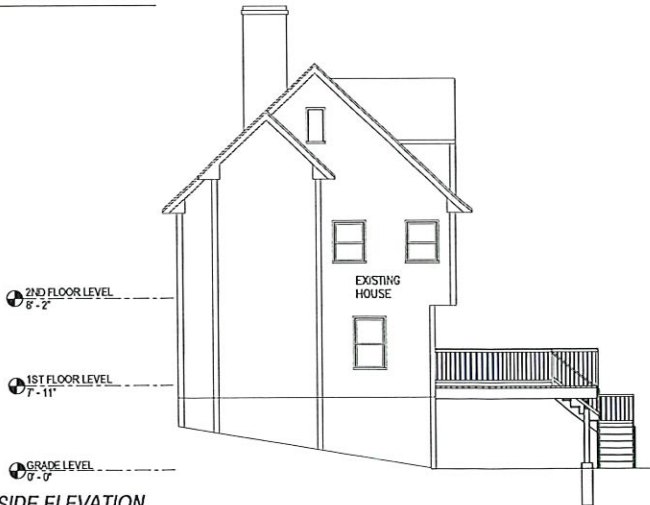
2



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ELEVATIONS

SCALE: 1/8" = 1'-0"

didi design group
Lulu Friedman, MAIA

lulu@dididesigngroup.com
(508) 561-2206

DESIGN COMPANY



Shyh Guang Sunny Hwang
(508) 905-9345
MA LIC #951320

ARCHITECT

EXTERIOR DECK PROJECT

122 UPLAND AVENUE, NEWTON, MA 02461

**ELEVATIONS
FRAMING &
DETAIL**

Project Number

HA001-102020

Date

October 01, 2020

Drawn by

Lulu Friedman

Check by

Sunny Hwang

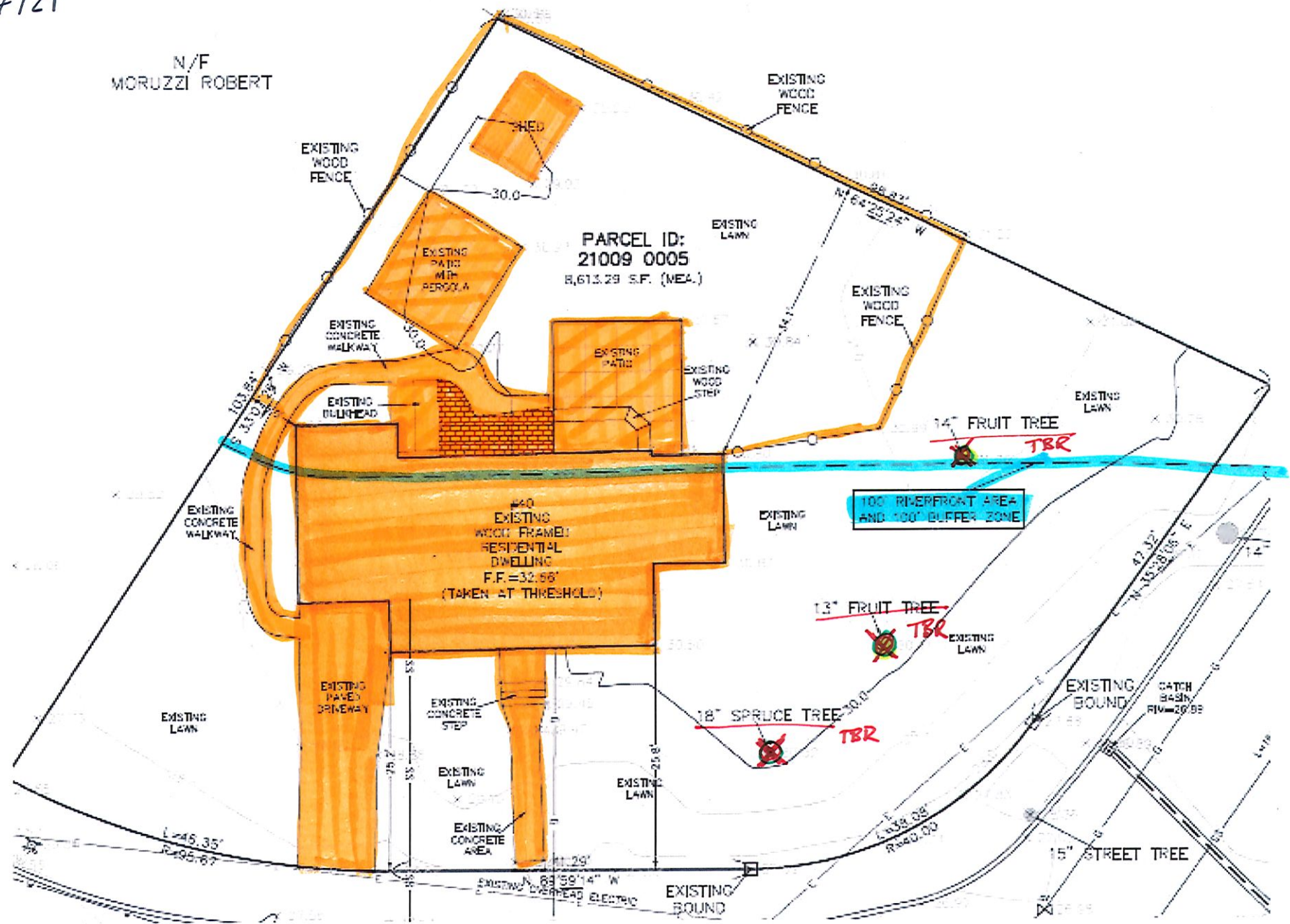
A2

40 Albemarle Road

Existing Conditions

1/7/21

N/F
MORUZZI ROBERT



PARCEL ID:
21009 0005
8,613.29 S.F. (MEA.)

EXISTING FRAME
RESIDENTIAL
DWELLING
F.F. = 32.66'
(TAKEN AT THRESHOLD)

100' RIVERFRONT AREA
AND 100' BUFFER ZONE

14' FRUIT TREE
TBR

13' FRUIT TREE
TBR

18' SPRUCE TREE
TBR

15' STREET TREE

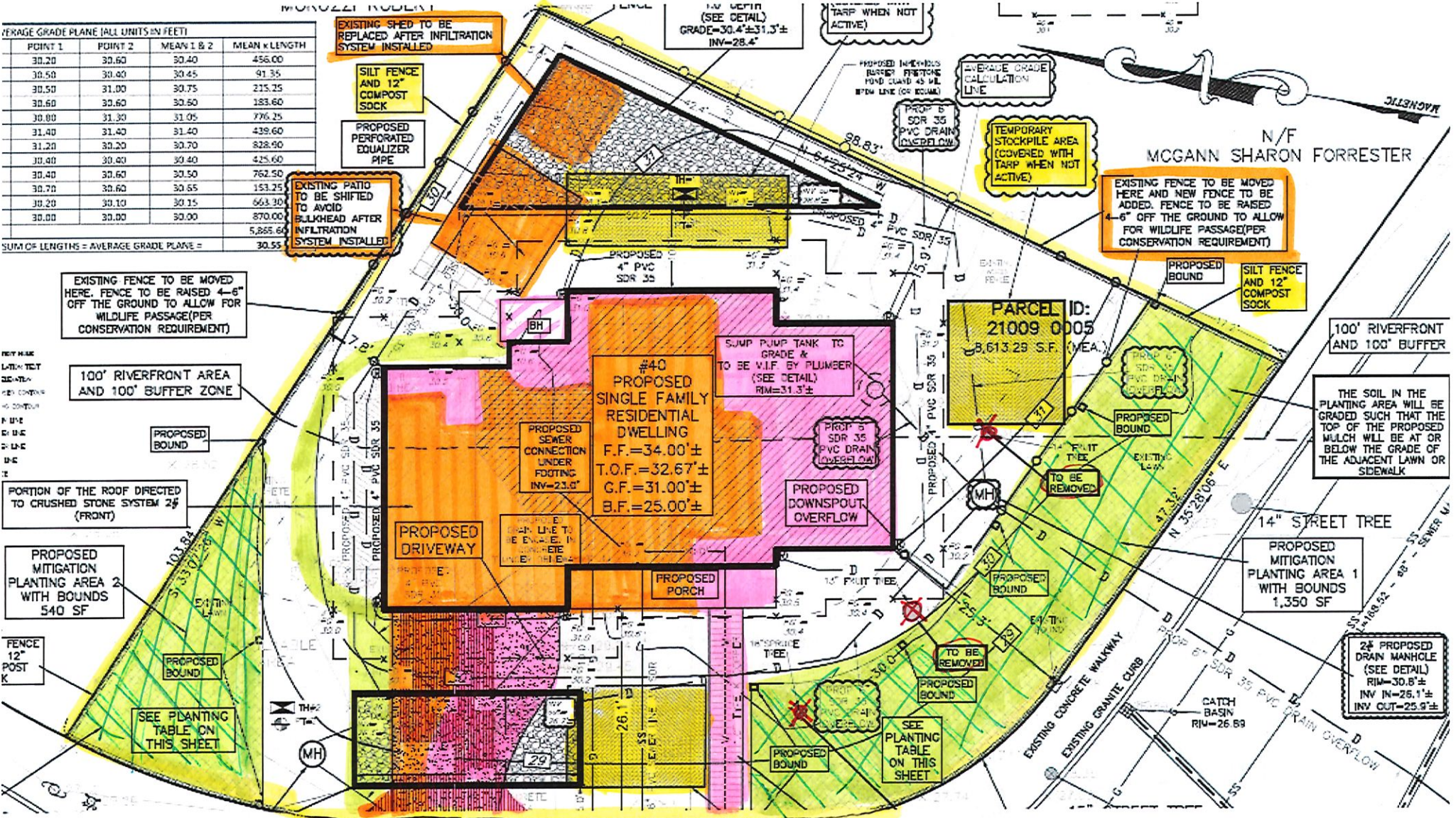
40 Albemarle Road

Proposed Conditions

1/7/21

AVERAGE GRADE PLANE (ALL UNITS IN FEET)

POINT 1	POINT 2	MEAN 1 & 2	MEAN K LENGTH
30.20	30.60	30.40	456.00
30.50	30.90	30.45	91.35
30.50	31.00	30.75	215.25
30.60	30.60	30.60	183.60
30.80	31.30	31.05	776.25
31.40	31.40	31.40	439.60
31.20	30.20	30.70	828.90
30.40	30.90	30.40	425.60
30.40	30.60	30.50	762.50
30.70	30.60	30.65	153.25
30.20	30.10	30.15	663.30
30.00	30.00	30.00	870.00
SUM OF LENGTHS = AVERAGE GRADE PLANE =			30.55



NOT SCALE
 LINES NOT
 TO BE
 CONSIDERED
 AS
 BOUNDARIES
 UNLESS
 SPECIFICALLY
 NOTED
 OTHERWISE

MAGNETIC

N/F
 MCGANN SHARON FORRESTER

PARCEL ID:
 21009 0005
 8,613.29 S.F. (MEA)

#40
 PROPOSED
 SINGLE FAMILY
 RESIDENTIAL
 DWELLING
 F.F. = 34.00' ±
 T.O.F. = 32.67' ±
 G.F. = 31.00' ±
 B.F. = 25.00' ±

EXISTING FENCE TO BE MOVED
 HERE. FENCE TO BE RAISED 4-6"
 OFF THE GROUND TO ALLOW FOR
 WILDLIFE PASSAGE (PER
 CONSERVATION REQUIREMENT)

100' RIVERFRONT AREA
 AND 100' BUFFER ZONE

EXISTING FENCE TO BE MOVED
 HERE AND NEW FENCE TO BE
 ADDED. FENCE TO BE RAISED
 4-6" OFF THE GROUND TO ALLOW
 FOR WILDLIFE PASSAGE (PER
 CONSERVATION REQUIREMENT)

THE SOIL IN THE
 PLANTING AREA WILL BE
 GRADED SUCH THAT THE
 TOP OF THE PROPOSED
 MULCH WILL BE AT OR
 BELOW THE GRADE OF
 THE ADJACENT LAWN OR
 SIDEWALK

14" STREET TREE

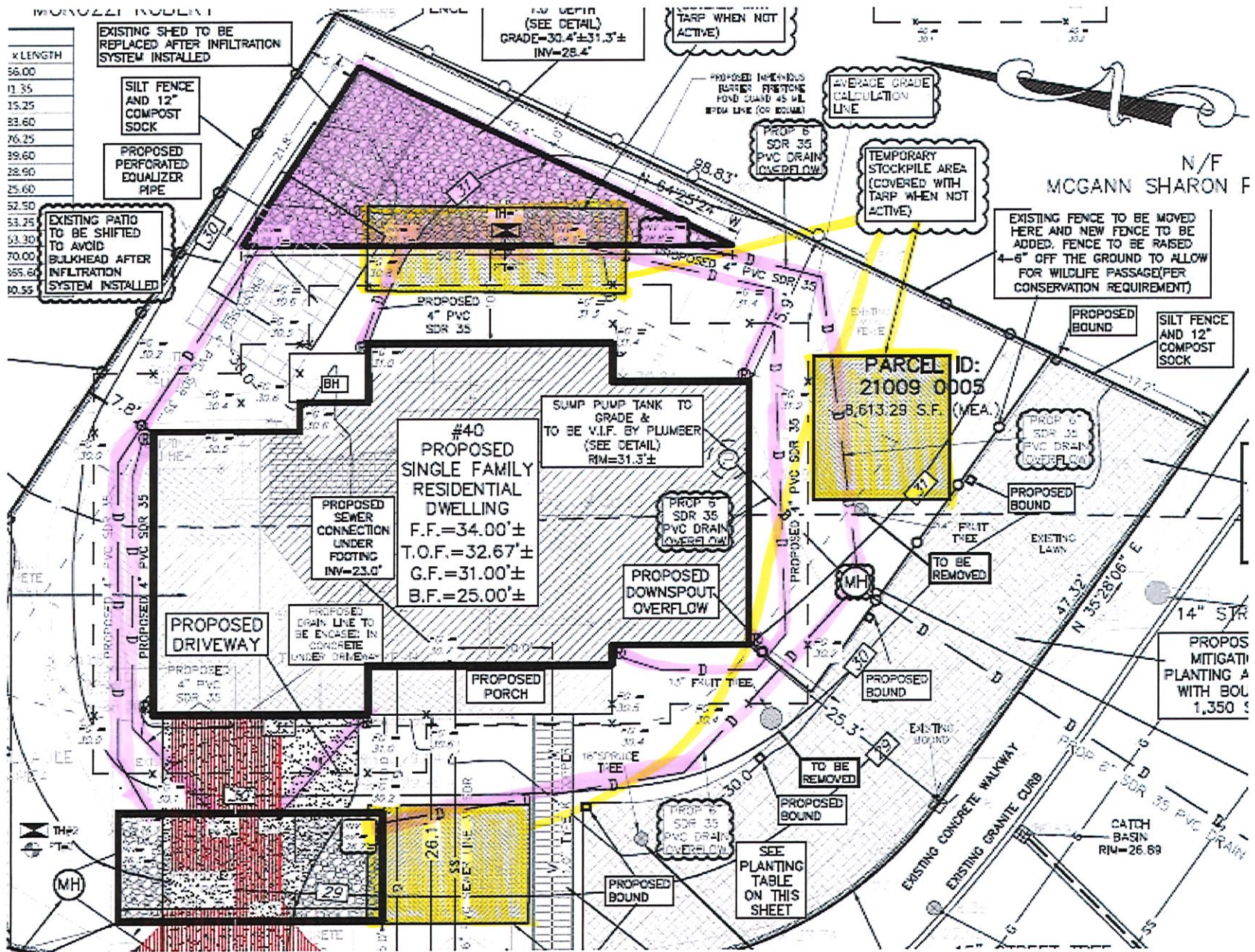
PROPOSED
 MITIGATION
 PLANTING AREA 1
 WITH BOUNDS
 1,350 SF

24" PROPOSED
 DRAIN MANHOLE
 (SEE DETAIL)
 RIM = 30.8' ±
 INV IN = 26.1' ±
 INV CUT = 25.9' ±

SEE PLANTING
 TABLE ON
 THIS SHEET

SEE PLANTING
 TABLE ON
 THIS SHEET

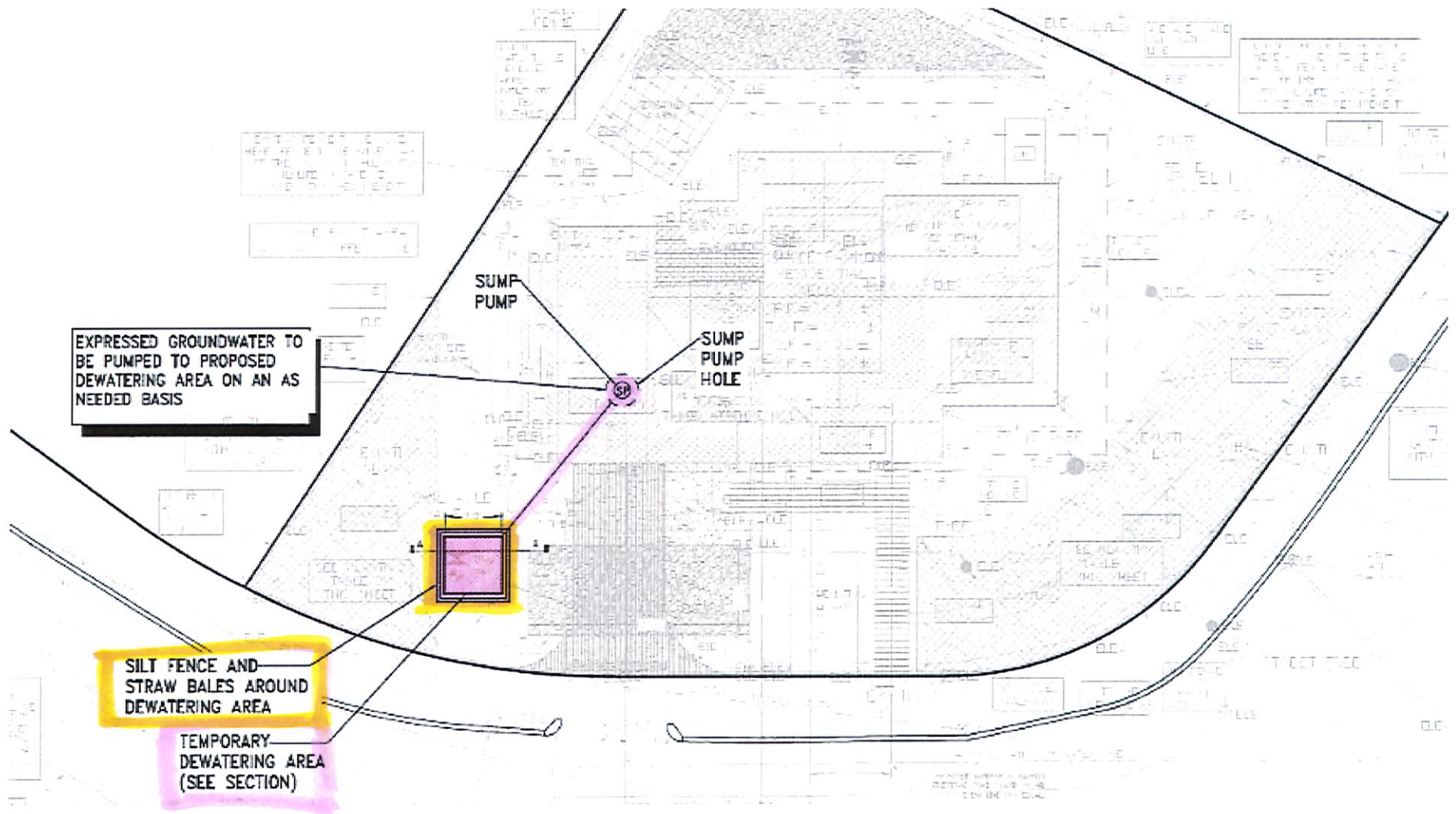
1/7/21



40 Albemarle Road

117121

Proposed Dewatering



1/7/21

Stratum; Species, Size; Spacing	Area 1 (1,350 ±sf)	Area 2 (540 ±sf)
Saplings ; Oak and Maple 3" caliper; Others 5-6' height; 12' on-center	9	4
Northern Red Oak (<i>Quercus rubra</i>)	2	--
Sugar Maple (<i>Acer saccharum</i>)	1	1
White Spruce (<i>Picea alba</i>)	1	--
Flowering Dogwood (<i>Cornus florida</i>)	2	1
Eastern Redbud (<i>Cercis canadensis</i>)	2	1
Sweetbay Magnolia (<i>Magnolia virginiana</i>)	1	1
Shrubs (Evergreen and Deciduous); 3-4' height; 6' on-center	38	16
Eastern Red Cedar (<i>Juniperus virginiana</i>)	6	4
Mountain Laurel (<i>Kalmia latifolia</i>)	5	3
American Witch-hazel (<i>Hamamelis virginiana</i>)	5	3
Chokecherry (<i>Prunus virginiana</i>)	5	2
Alternate Leaf Dogwood (<i>Cornus alternifolia</i>)	5	2
American Cranberrybush (<i>Viburnum trilobum</i>)	4	--
Sweet Pepper-bush (<i>Clethra alnifolia</i>)	4	--
Inkberry (<i>Ilex glabra</i>)	4	2
Small Shrubs; ; Size Below; 6' on -center	38	16
Bearberry (<i>Arctostaphylos uva-ursi</i> ; 6-12")	5	2
Lowbush Blueberry (<i>Vaccinium angustifolium</i> ; 6-12")	5	2
Groundseltree (<i>Baccharis halimifolia</i> ; 18-24")	5	2
New Jersey Tea (<i>Ceanothus americanus</i> ; 18-24")	5	2
Sweet Fern (<i>Comptonia peregrina</i> ; 18-24")	5	2
Northern Bush Honeysuckle (<i>Diervilla lonicera</i> ; 18-24")	5	2
Sand Cherry (<i>Prunus depressa</i> 18-24")	5	2
Meadowsweet (<i>Spiraea latifolia</i> ; 18-24")	3	2

-Plants to be placed under direction of qualified wetland scientist.

-Substitutions will be from the above planting list subject to approval by Staff.

-Plants must be natives; cultivars and varieties will not be accepted.

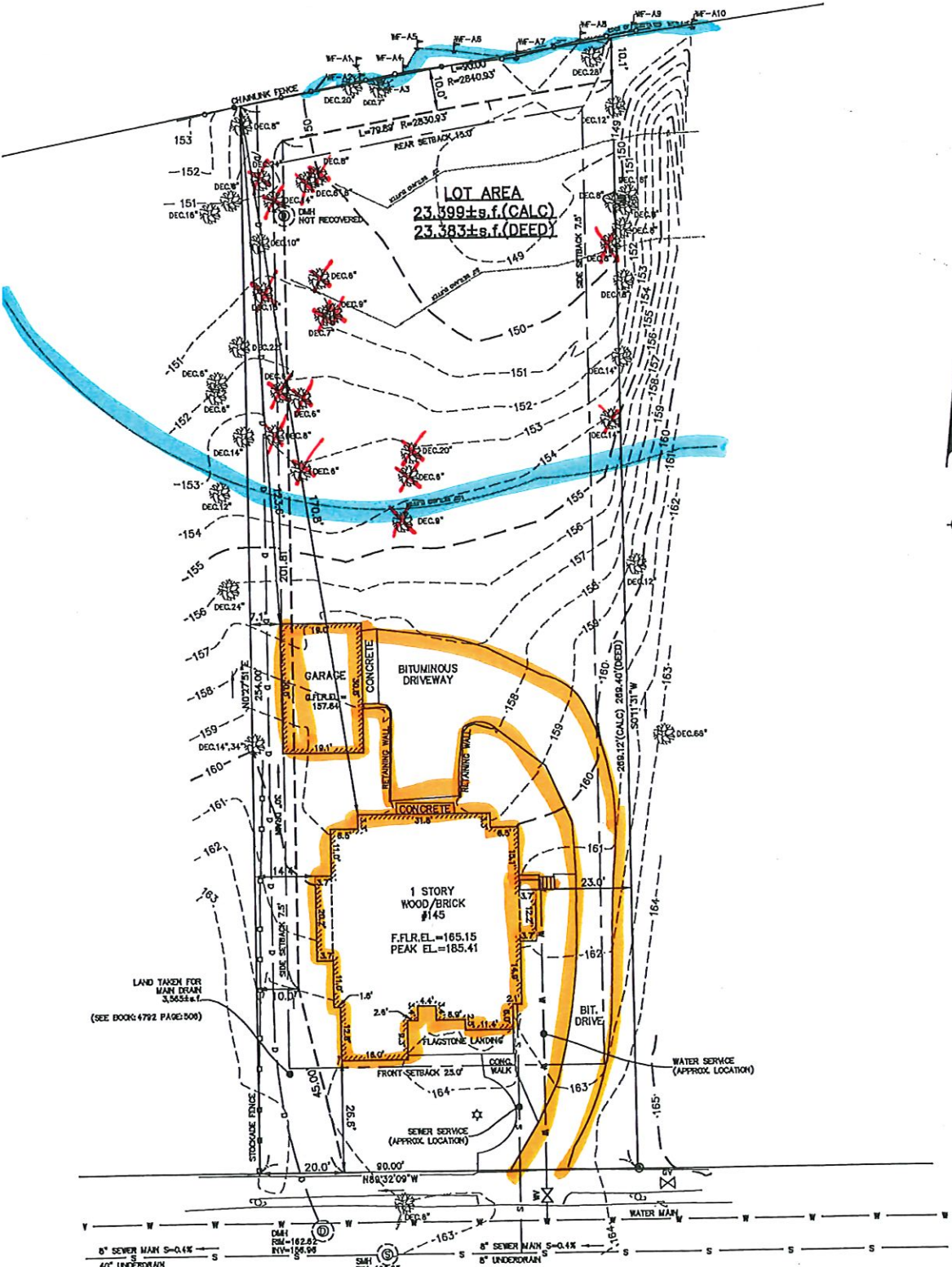
-After planting, the areas will be mulched with a 3" thick layer of a 4:1 mixture of decomposed leaf compost and natural bark mulch. The top of the mulch must be at or below the grade of the adjacent lawn or sidewalk.

added based on staff notes

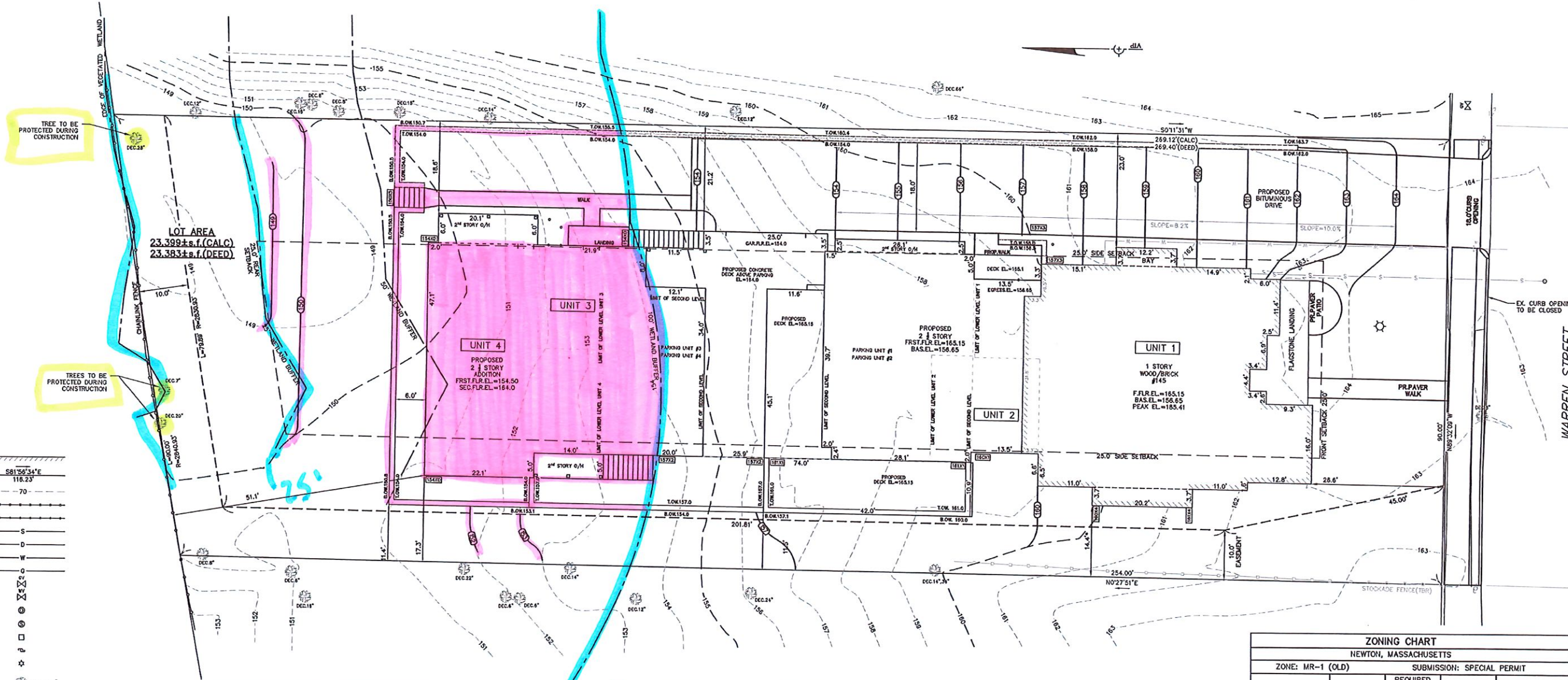
145 WARREN STREET

EXISTING
CONDITIONS

117121



WARREN STREET



LEGEND

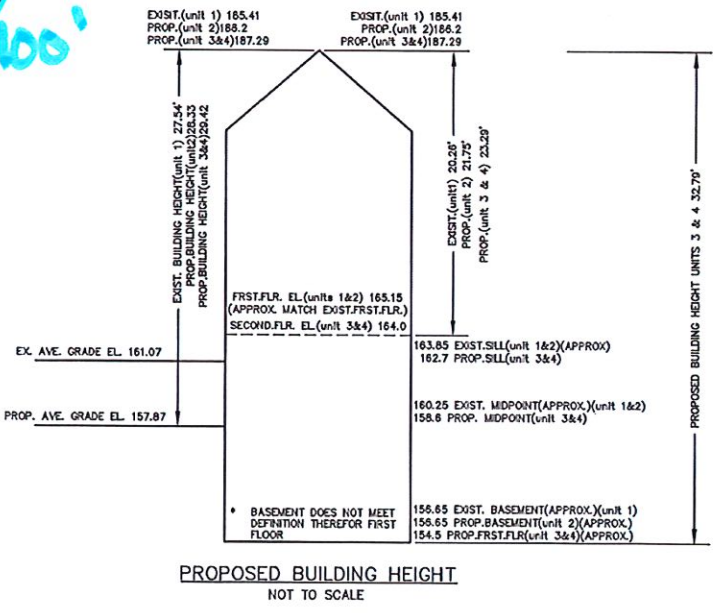
- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HYDRANT

Address: #145 Warren Road, Newton

Length Weighted Mean Proposed Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	11.38	154.67	153.20	153.94	1662.30 Sq. Ft.
2	6.90	164.54	164.27	164.41	1134.39 Sq. Ft.
3	9.30	164.54	164.45	164.50	1529.60 Sq. Ft.
4	15.95	164.02	163.14	163.58	2609.10 Sq. Ft.
5	12.80	163.05	162.24	162.65	2081.68 Sq. Ft.
6	11.00	162.28	161.40	161.83	1780.13 Sq. Ft.
7	20.20	161.30	160.30	160.80	3248.16 Sq. Ft.
8	8.00	160.30	160.00	160.15	1281.20 Sq. Ft.
9	11.00	160.30	160.00	160.15	1761.65 Sq. Ft.
10	13.50	160.10	160.00	160.05	2160.68 Sq. Ft.
11	28.10	161.00	161.00	161.00	4524.10 Sq. Ft.
12	13.60	161.00	161.00	161.00	2189.60 Sq. Ft.
13	12.40	157.10	157.10	157.10	1948.04 Sq. Ft.
14	20.00	157.10	157.00	157.05	3141.00 Sq. Ft.
15	14.00	157.10	157.00	157.05	2198.70 Sq. Ft.
16	1.00	157.10	157.00	157.05	157.05 Sq. Ft.
17	21.10	154.00	154.00	154.00	3249.40 Sq. Ft.
18	47.10	154.00	154.00	154.00	7253.40 Sq. Ft.
19	2.00	154.00	154.00	154.00	308.00 Sq. Ft.
20	20.10	154.50	154.50	154.50	3105.45 Sq. Ft.
21	18.40	154.00	154.00	154.00	2833.60 Sq. Ft.
22	3.50	154.00	154.00	154.00	539.00 Sq. Ft.
23	11.50	154.00	154.00	154.00	1771.00 Sq. Ft.
24	25.00	154.00	153.95	153.95	3848.75 Sq. Ft.
25	29.60	156.20	154.00	155.10	4590.96 Sq. Ft.
26	13.50	156.60	156.50	156.55	2113.43 Sq. Ft.
27	1.00	156.60	156.00	156.30	156.30 Sq. Ft.
28	15.10	158.50	157.30	157.90	2384.29 Sq. Ft.
29	12.20	159.50	158.50	159.00	1939.60 Sq. Ft.
30	14.90	161.20	159.60	160.40	2389.96 Sq. Ft.
31	6.00	161.80	161.10	161.45	968.70 Sq. Ft.
Total	448.71				70536.58 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 157.87'



ZONING CHART
 NEWTON, MASSACHUSETTS

ZONE: MR-1 (OLD) SUBMISSION: SPECIAL PERMIT

REGULATION	REQUIRED	REQUIRED WITH SPECIAL PERMIT	EXISTING	PROPOSED
LOT AREA	7,000s.f.	15,000s.f.	23,399±s.f.	N/C
LOT AREA/PER UNIT	3,500s.f.	4,000s.f./unit	23,399±s.f.	7,799±s.f.
LOT FRONTAGE	70.0'	80.0'	90.0'	N/C
FRONT SETBACK	25.0'	25.0'	28.6'	N/C
SIDE SETBACK	7.5'	25.0'	14.4'	14.4'EX/11.5'PR.**
REAR SETBACK	15.0'	25.0'	170.8'	51.1'
BUILDING HEIGHT	36.0'/2.5 STORY	36.0'/3.0 STORY**	24.34'	29.42'/2 1/2 STRY.
AVERAGE GRADE	-	-	-	157.87
LOT COVERAGE	30.0%(7,019±s.f.)	25.0%	12.9%	33.6%
OPEN SPACE	50.0%(1,699±s.f.)	50.0%	77.2%	51.9%
MAX. GROSS FLOOR AREA	9,359.6 SF	9,359.6 SF	-	-

* NON CONFORMING EXISTING
 ** NON-CONFORMING WAIVER REQUIRED



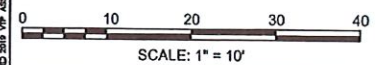
ZONING PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #145 WARREN STREET
 SCALE: 1in.=10ft. DATE: NOVEMBER 4, 2020

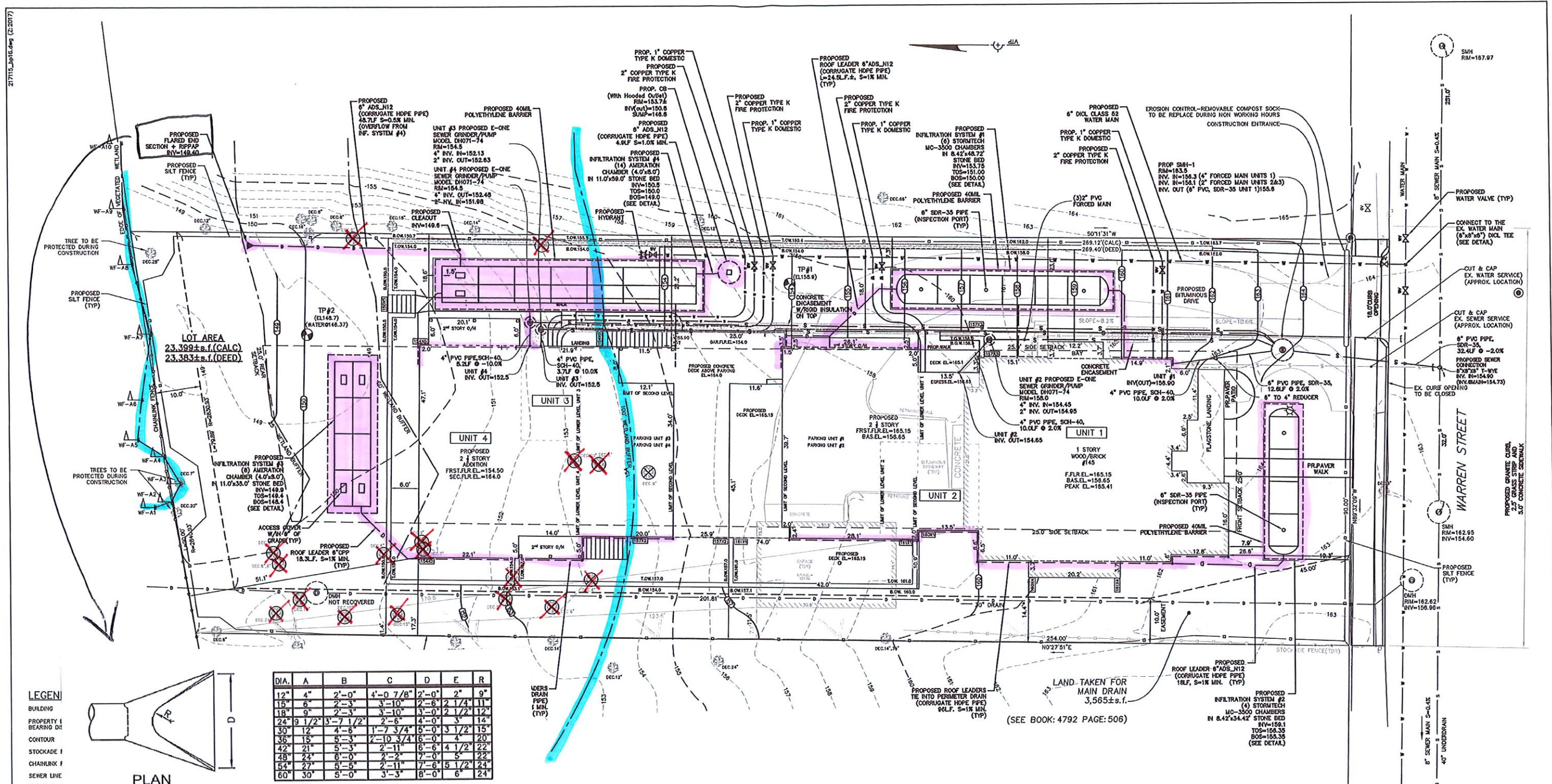
PROJECT: 217115

VTP ASSOCIATES
 INC.

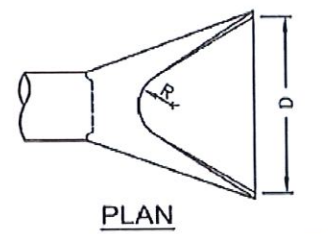
LAND SURVEYORS - CIVIL ENGINEERS, 132
 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271

SHEET 1 OF 4

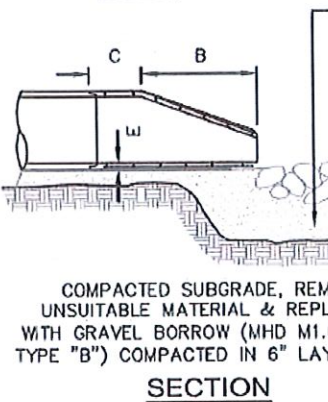




- LEGEND**
- BUILDING
 - PROPERTY LINE
 - BEARING DR
 - CONTOUR
 - STOCKADE
 - CHAINLINK
 - SEWER LINE
 - DRAIN LINE
 - WATER LINE
 - GAS LINE
 - GAS VALVE
 - WATER VALV
 - DRAIN MAIN
 - SEWER MAIN
 - CATCH BASI
 - UTILITY POL
 - LIGHT POLE
 - DECIDUOUS
 - CONIFEROUS
 - HYDRANT

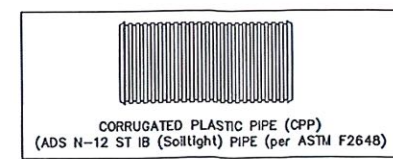
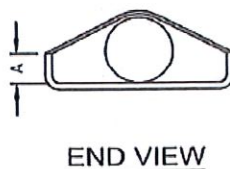


DIA.	A	B	C	D	E	R
12"	4"	2'-0"	4'-0 7/8"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2 1/4"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2 1/2"	12"
24"	9 1/2"	3'-7 1/2"	2'-6"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7 3/4"	5'-0"	3 1/2"	15"
36"	15"	5'-3"	2'-10 3/4"	6'-0"	4"	20"
42"	21"	5'-3"	2'-11"	6'-6"	4 1/2"	22"
48"	24"	6'-0"	2'-2"	7'-0"	5"	22"
54"	27"	5'-5"	2'-11"	7'-6"	5 1/2"	24"
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"

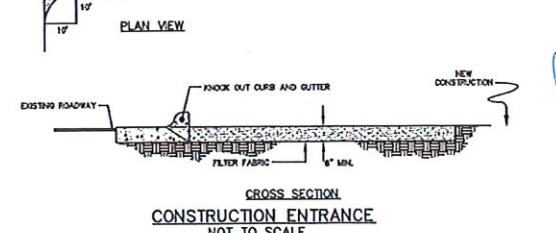
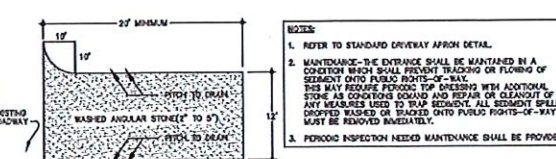


COMPACTED SUBGRADE, REMOVE UNSUITABLE MATERIAL & REPLACE WITH GRAVEL BORROW (MHD M1.03.0 TYPE "B") COMPACTED IN 6" LAYERS

GRAVEL BORROW (MHD M1.03.0 TYPE "B")
6" MIN. UNDER RIP RAP & 6" MIN. UNDER PIPE
12" MIN. DIA. STONE RIP RAP (MHD M2.02.3)



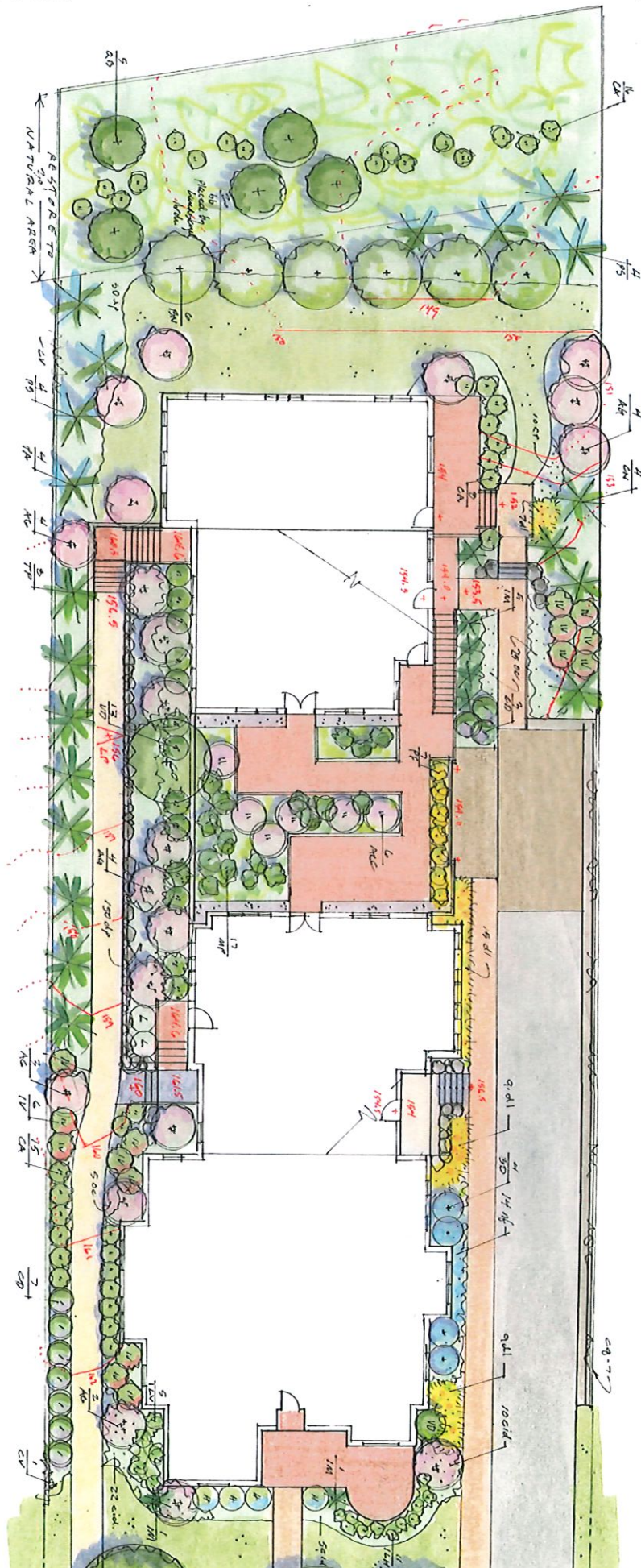
- NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
 - THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASE ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.



GRADING, DRAINAGE & UTILITY PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT #145 WARREN STREET
SCALE: 1/4"=10'-0"
DATE: NOVEMBER 4, 2020



PROJECT: 217115
VTP ASSOCIATES, INC.
LAND SURVEYORS - CIVIL ENGINEERS, 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271
SHEET 2 OF 4



PROPOSED PLANT LIST

within jurisdiction

Trees:	Latin Name	Common Name	Min. Size
3	AS Acer sacharum	Sugar Maple	3-3.5" cal. B&B 3.5" cal.
8 21	AC ^{kg1} Amelanchier grandiflora	'Autumn Brilliance' Serviceberry	8-10' ht. B&B 3" cal.
6	BN Betula nigra	'Heritage' River Birch	3.5" cal. B&B 3.5" cal.
1	CO Celtis occidentalis	Hackberry	3.5" cal. B&B 3.5" cal.
4	CT Chamaecyparis thyoides	Atlantic White Cedar	7'-8' ht. B&B 2.5" cal.
4	CN Chamaecyparis nookatensis	'Pendula' Weeping Alaskan Cedar	8-10' ht. B&B 4" cal. <i>not native</i>
8	PS Pinus strobus	White Pine	8-10' ht. B&B 4" cal.
5	QB Quercus bicolor	Swamp White Oak	1.5-2" cal. B&B 2" cal.
4 8	TP Thuja plicata x 'Green Giant'	Green Giant Cedar	8-10' ht. B&B 4" cal.

Total Caliper Inches of replacement trees: 198"

Shrubs and Vines:

6	ACC Amelanchier canadensis	Shadblow	6'-7' B&B
24 29	CA Clethra alnifolia	Summersweet	3 gal.
4	BD Buddaleia davidii	'Purple Haze' Butterfly Bush	3 gal.
10	CD Callicarpa dichotoma	Beauty Bush	3 gal.
2	CV Clematis virginicus	Virgins Bower Vine	2 gal.
4	HA Hydrangea arborescens	Smooth Hydrangea	3 yr. pots
7	MH Ilex x meserveae 'Meschick'	Dragon Lady Holly	3-3.5' cal. B&B
3 15	IV Ilex verticillata	'Winter Red' Winterberry Holly	3'-4' B&B
16	ILH Itea virginica	'Little Henry' Dwarf Itea	3 gal.
17	MP Myrica pennsylvanica	Bayberry	3 gal.
7	PQ Parthenocissus quinquefolia	Woodbine	2 gal.
7	PF Potentilla fruticosa	Goldfinger Yellow Potentilla	3 gal.
2	L Syringa x meyeri 'Palibin'	Meyer Lilac	30-36" B&B
3 11	VD Viburnum dentatum	Arrowwood Viburnum	3'-4' ht. B&B

Perennials:

37	cid	Carex morrowii	'Ice Dance' White Variegated Sedge	1 gal.
10	cr	Cimifuga racemosa	'Atropurpea' Purple Snakeroot	1 gal.
200	dp	Dennstaedtia punctilobula	Hayscented fern	1 gal.
40	dl	Hemerocallis 'Hyperion'	Daylily	1 gal.
20	hb	Monarda 'Cambridge Scarlet'	Bee Balm	1 gal.
14	nf	Nepeta faassenii	'Blue Wonder' Catmint	1 gal.
25 30	oc	Osmunda cinnamomea	Cinnamon Fern	2 gal.

Landscape Architect shall place plants within natural area

Seed all disturbed areas with New England Erosion Control/Restoration Mix For Detention Basins - available from newp.com



NEWTON CONSERVATION COMMISSION

RULES & REGULATIONS FOR ALL CONSERVATION AREAS

Pursuant to Massachusetts General Laws, Chapter 40, Section 8C, as amended, the following rules and regulations governing the use of all land and waters under the control of the Conservation Commission of the City of Newton have been adopted.

These regulations apply to all Conservation Areas in the City of Newton.

1. All persons and dogs on leash are welcome in the Conservation Areas from dawn to dusk.
2. The Conservation Commission manages the Conservation Areas for the benefit of visitors and the wildlife habitat. The Commission may authorize trails work and other improvements to the Conservation Areas. We welcome suggestions and volunteer labor. Please contact us at 617-796-1120.
3. Visitors to the Conservation Areas are urged to take photographs and enjoy the surroundings, leave the Areas cleaner than they found them and to report violations of these rules to the Conservation Commission at 617-796-1120.
4. The Conservation Commission does not patrol this land and cannot assume liability for injuries, damage to property or other losses to persons going into the Areas.
5. **PROHIBITED ACTIVITIES:** Unleashed dogs, dumping, hunting, possession or use of weapons, camping and fires, vehicles, bicycles, horses and ponies, cutting and/or removal of vegetation. No land or water alteration or spraying shall be done in the Areas by the East Middlesex Mosquito Control Project, or by any like agency without permission by vote of the Conservation Commission.

Violations shall be reported directly to the Conservation Commission at 617-796-1120, the Fire Department (617-796-2210) or Police Department (617-796-2100). Emergencies may be reported by calling 911.

Violations of these regulations shall be punishable by fines not less than \$5.00, nor more than \$25.00, for a first offense; not less than \$10.00 nor more than \$50.00 for a second offense; not less than \$15.00 nor more than \$100.00 for a third offense or a subsequent offense. Dumping violations shall be punished in accordance with the provisions of General laws, Chapter 270, Section 16, as may be amended from time to time.

Adopted: September 26, 2002 by the
Newton Conservation Commission

(City seal)

**DOLAN POND
CONSERVATION
AREA**

**Visitors
Welcome
Dawn to Dusk**

**City of Newton Conservation Commission
No trespassing at other times
Police take notice**



Newton Conservation Land

Enjoy this nature reserve from dawn to dusk

Leave no trace of your visit

Dogs must be on leashes

Dog waste must be carried out

Auburndale Conservation Area



For more information, contact the Newton Conservation Commission at (617) 796-1120

Site	Special Projects Completed FY16-21	Total Spent FY16-21*	Projects Anticipated FY22	Potential Spending FY22
Auburndale	encroachment restoration	\$ -		\$ -
Charles River Pathway	woodchip trail, benches, repair of fence, stairs (TBC)	\$ 20,994	resurface pathway with stone dust, assess erosion and bank stability, bike rack	\$ 4,200
Dolan Pond	accessible ramp, new kiosk, major cleanup of auburndale trailhead, re-cutting of Irene's Bluff trail, regraded and resurfaced Cumberland Path	\$ 14,020	--	\$ -
Flowed Meadow	woodchip trail, boardwalks, new wooden signs, reestablish Knob trail and install picnic table (S)	\$ 500	boardwalks for wet areas (S)	\$ -
Hahn Brook	restore encroachment area with seeding, install birdhouses along rough property line	\$ 530	--	\$ -
Helen Heyn	Bridge repairs, new bridge over Country Club Brook (S)	\$ -	install Helen Heyn plaque (donated)	\$ -
Houghton	two year phragmites treatment, large scale hemlock removal, temporary boardwalks, stonedust path, permanent boardwalks, removal of fallen fence panels, hydroraking, trail repairs, restoration plantings	\$ 54,660	trail restoration, install bumpers on wooden bridge, hazard tree removal	\$ 6,500
Hunnewell	re-establish entry from park	\$ -	--	\$ -
Kennard	remove and replace bollards, repair boardwalks (x2), repair stonedust stairs, remove 25,000 s.f. of invasives, restoration area signs, cut and treat knotweed stand, replace stonedust stairs	\$ 8,738	tree work at Audubon trailhead, water bars near restoration area	\$ 3,000
Kessler		\$ -	wetland trail**, upland connection to Lagrange, trail alignment from Vine (Scout)	\$ 5,000
Martin	tree removal (x2), repair stairs	\$ 990	--	\$ -

*includes contracted or estimated prices for work to be completed by June 30, 2021

** wetland trail funding of \$75000 is in separate account

Norumbega	invasive mowing (x2), woodchip paths (x3), tree work, new swing arm gate, remove barn and old stairs, bees, remove rope swing, eroded slope restoration, water bars on River Road (S), removal of old fences (woodbine and River Road), restoration area signs, repair stone dust stairs	\$ 69,787	anchor memorial benches, continued invasive removals, tree work	\$ 1,500	
Oakdale Woods	re-establish grown over trails, restore encroachment area with plantings, remove 5 dead hazard trees	\$ 835	--	\$ -	
Old Deer Park	demolish old barn, goats, large-scale mechanical invasive species removal, bees establish trail corridor, remove broken HPP kiosk	\$ 37,840	continued invasive management	\$ -	
Sawmill Brook	New trail with boardwalks (S), reduce parking area size (S), tree work, invasive removal (x5), new trail (Tufts), install boundary markers for encroachment, replace and reinforce boardwalks	\$ 3,360	recreate telephone pole barriers for Vine St parking lot	\$ 1,500	
Webster	boardwalks (S), remove old sign, tree work (x infinity), new stairs at DCR trailhead	\$ 11,420	cover graffiti, remove invasives at Warren trailhead and along green line	\$ 1,650	
Wilson	new trail (Conservators)	\$ -	tree work	\$ 2,500	
Baldpate		\$ -		\$ -	
Frank Barney		\$ -		\$ -	
Goddard-Christina		\$ -		\$ -	
Kerry Ct		\$ -		\$ -	
Varick Hill		\$ -		\$ -	
	TOTAL SP EXP	\$ 223,675		\$ 19,350	
Special Projects	End SP Balance for FY21	\$ 71,918		\$ 77,568	Expected End SP Balance FY22
	Starting SP Balance FY22	\$ 96,918		\$ 373	Expected End Houghton Balance
Houghton	Current Balance	\$ 6,873			
Annual	Current Balance	\$ 27,856			

CONSERVATION COMMISSION MINUTES

Date: December 8, 2020

Time: 7:01pm – 9:42pm

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

<https://us02web.zoom.us/j/82123353605>

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

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

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. 1 Quinobequin Road – Minor Plan Change Request – replace gas line under the Charles River – DEP File #239-810

- Owner: Massachusetts DCR Applicant: National Grid Representative: Lori Macdonald, Senior Environmental Scientist, Coneco
- Request: Accept new methods & means as minor plan change not requiring an amended OOC
- Documents Presented: Narrative and revised plans, site photos
- Jurisdiction: Bank, LUWW
- Summary of Changes: The proposed method of vacuuming sediment to create a trench for the replacement pipe was not workable due to the size of stones encountered and the slow pace of vacuuming. The applicant will have to use a long reach excavator (backhoe) to excavate the trench in the riverbed. This proposed change will result in the following site changes:
 - Three additional trees will have to be removed to accommodate the excavator.
 - The applicant will increase mitigation plantings.
- Presentation (Lori Macdonald) and Discussion
 - The applicant's representative stated that the vacuum excavator encountered boulders that slowed work and resulted in an alternate method of trenching being proposed.
 - The change in method of trenching requires an excavator being placed on the Newton side of the Charles River. The excavator body will remain out of the river, only the bucket and arm will enter the water.
 - The applicant clarified based on the presentation photos where the excavator will be located and that the additional trees need to be removed in order to provide clearance for the excavator arm.
 - No additional impacts are proposed; all work is within previously approved limit of work.
 - A restoration planting plan was received by the Conservation Office on 12/8/20 including 1 black oak, 2 box elders, 4 gray dogwoods, and 5 nannyberries. Leaf mulch is proposed around the plantings.
 - A second turbidity curtain is also being proposed downstream of the work area, to ensure no material dropping from the excavator bucket impacts the stream.
 - Work in water is proposed in July 2021.
 - Commissioners asked about the existing conditions of the access area. Staff confirmed that the area is already hard packed gravel and is well-travelled.
 - As only one tree was proposed to be removed in the originally approved project, a minimal restoration planting plan of seed mix and bank stabilization with coir logs and willow whips was approved. Staff noted that more than one canopy tree should be required to properly restore the area to its maximum potential. Commissioners agreed.
 - The applicant's representative did not see any issue with adding 3 additional canopy trees plantings, instead of the box elders, and will check with National Grid.
- Vote: To approve the methods and means change as a minor plan change that does not require an amended Order of



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
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Conditions. [Motion: Kathy Cade; Second: Jeff Zabel; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]

- Require that the black oak and box elders be removed from the planting plan and be replaced with 2 *Nyssa sylvatica* and 2 white or pin oaks.
- Remind the applicant of the obligation to employ the previously required seed mix, coir logs, and willow whips.

2. 22 David Road – RDA – expand second floor sunroom, reconstruct existing deck

- Owner/Applicant: Iliia and Monika Coka Representative: Michele Cosper and Kevin Kieler, Brady Built, Inc.
- Request: Issue DOA.
- Documents Presented: Plans, site photos, draft DOA
- Jurisdiction: Buffer Zone, Riverfront Area, BLSF (115' NAVD88), City Floodplain
- Project Summary
 - Demolish existing sunroom (16'x11') and deck. Construct new, slightly larger sunroom (16'x13.8') and new deck.
 - The new sunroom will be supported by 4 new helical piers and reuse the existing two piers. No changes are proposed to the number of deck support number or stair dimensions.
 - No groundworks are proposed other than the 4 new piers, as the sunroom is over an existing concrete pad.
 - The existing and proposed sunrooms are above the flood elevation (115'). The rear yard elevation is currently ~112' and there is proposed to be roughly 6' of space under the sunroom.
- Presentation (Kevin Kieler) and Discussion
 - The applicant's representative provided clarification about why the existing sunroom needs to be replaced and why they are using helical piers (to reduce disturbance and fill in flood zone to mere cubic inches). He noted that the existing patio extend beyond the existing sunroom so there will be no increase in impervious area.
 - New fill in flood zone is minimal as it is only the 4 new 6x6" posts.
 - After much discussion, it was determined that neither the owner nor the contractor intended to replace or rebuild the deck at this time, and that any expansion of the deck would require a new filing with the Commission.
- Vote: To issue a negative 2 and negative 3 determination with the following special conditions. [Motion: Susan Lunin; Second: Leigh Gilligan; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]
 - The area under the sunroom may not be enclosed in any way which conflicts with the Newton Conservation Commission Guidelines for Construction in Flood Zone. This includes but is not limited to skirting, wire mesh, lattice, or paneling.

3. 42 Day Street – RDA – new deck

- Owner/Applicant: Sena Gopal Representative: Domenick Rossi, DR Construction
- Request: Issue DOA.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Buffer Zone
- Project Summary: Construct a new deck on the rear of house, expanding an existing deck area.
- Presentation (Domenick Rossi) and Discussion:
 - The applicant's representative summarized the project and stated that he will use helical piers for the deck posts.
 - Conservation staff clarified where the wetland is and the nature of the wetland resource area.
 - The applicant's representative clarified for the Commission that the patio under the proposed deck will remain.
 - Commissioners discussed and felt that mitigation plantings on slope were appropriate. They proposed some combination of shrubs and ferns, suggesting the applicant's representative propose a total of 4 shrubs and 4 ferns. Species suggested were hay scented fern, low grow sumac, and mountain laurel.
- Vote: To issue a negative 3 determination with the following special conditions. [Motion: Susan Lunin; Second: Kathy Cade; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]
 - A total of 4 native shrubs and 4 native ferns must be planted on the barren embankment near the masonry stairs leading down to the back yard.
 - The 4 native shrubs can be any combination of grow-lo sumac and/or Mountain Laurel.
 - The 4 native ferns can be Hay-scented fern (the most likely to thrive in that location) or other native fern.
 - These plantings must be installed by or before the end of construction.
 - These plantings must be documented by sending a photograph to the Conservation Office.

4. 193 Lake Ave – NOI – restoration of the disturbed slope – DEP File #239-881

- Owner/Applicant: Robert E Hughes Jr. and Laura Kay Hughes Representative: David Burke (wetland scientist), Jim Youngblood (Youngblood Builders, Inc.)
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Buffer Zone
- Project Summary
 - Staff misinterpreted a proposed sewer and water line replacement proposal and inappropriately issued administratively approval for the work. The new sewer and water line installation resulted in disturbance of the buffer zone on the north side of the sloping rear yard and required a Notice of Intent.
 - The permitting error was identified, more robust erosion controls have been installed, and the owners have filed a Notice of Intent for the sewer and water line work (post facto) and a robust restoration planting of the disturbed areas.
- Presentation (Dave Burke, Jim Youngblood, Craig Halvorson (landscape architect), Michael Coffin (landscape designer and contractor) and Discussion:
 - Applicant’s representative provided a summary of the sewer work and the requested “landing zone” within buffer zone for completing the retaining wall outside the buffer zone. This landing area will be restored under the proposed planting plan. The proposed grading changes were clarified and are very minimal.
 - The applicant’s representative clarified that one old retaining wall (outside buffer zone) has already fallen and replacement work is already underway.
 - A secondary set of erosion controls along the 100’ buffer zone line has been installed on site.
 - Commissioners applauded the robust proposed planting plan. The project’s landscape architect (Craig Halvorson) stated that their main goal was quick revegetation and stabilization through the dense plantings of masses of shrubs and groundcovers.
 - Commissioners questioned whether the non-native species should be replaced, and the applicant’s representative stated that they can look for the requested substitution. The Commission agreed that this did not need to be conditioned, but that they would appreciate the full natives rather than the partial natives.
 - Commissioners noted the need to further discuss how the Commission should view partial natives on more sensitive sites.
- Vote: To close the hearing and issue an OOC with the standard restoration planting and tree protection special conditions. [Motion: Jeff Zabel; Second: Susan Lunin; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]

5. 40 Albemarle Road – NOI – teardown/rebuild single-family home – DEP File #239-880

- Owner/Applicant: Jeremy Osinski and Megan McHugh Representative: John Rockwood, EcoTec, Inc.
- Request: Issue OOC.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Buffer Zone, Riverfront Area
- Project Summary
 - The demolition of the existing 1,047± square foot single-family house with one car garage and bulkhead and associated site features including paved driveway, and front and side/rear walkways and stairs, and the removal of one 18” spruce tree.
 - The construction of a 2,027± square foot single-family house with a two-car garage, front porch, and bulkhead; paved driveway; and front walkway and stairs with associated grading, lawn, and landscaping.
 - The project will result in 901± s.f. increase in total impervious area on the site.
 - Drainage improvements proposed include a trench drain, manhole sump, and two infiltration systems to address driveway and roof runoff.
 - Two mitigation planting areas with a total of 9 saplings and 53 shrubs are proposed, totaling 1,890± s.f. (a 2:1 ratio for the increase in impervious area).
- Staff Notes:
 - The applicant could not complete revised plans in time for the 12/8/20 meeting and has requested a continuation to the 1/7/21 Conservation Commission meeting.

- Vote: To accept continuation request to the 1/7/20 meeting, to allow applicant to provide revised plans based on staff comments. [Motion: Ellen Katz; Second: Judy Hepburn; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]

6. 1000 Commonwealth Avenue – COC – OLD dredging of ponds – DEP File #239-627

- Owner: City of Newton Applicant: Maria Rose, DPW
- Request: Issue COC.
- Jurisdiction: Buffer Zone, City Floodplain
- Staff Notes: During the review of DPW’s recent NOI for the dredging of the City Hall ponds, staff noticed that the previous dredging project had not been closed out. This is the request to close the old file. Dredging was completed, mitigation plants were installed. We received the Environmental Engineer’s certification of project completion, WPA Form 8a, records of the volume of dredged material, and photos of plant installation.
- Vote: To issue a complete Certificate of Compliance. [Motion: Kathy Cade; Second: Jeff Zabel; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]

II. CONSERVATION AREA DECISIONS

- 7. Ira Wallach remembered.** Dan Green noted Ira Wallach’s recent passing and that he had shared the video of appreciation made by the Commission with Ira’s wife. We will continue to work on the trail in the Old Deer Park in Ira’s memory.

8. Trailhead Signs

- Discussion:
 - Staff need Commission’s decision on wording for trailhead signs. One response has been received.
 - The Commission began discussions, but wordsmithing in a group setting was deemed too difficult.
 - It was pointed out that there are two important issues that need determination: whether to include “dawn to dusk” limitations and whether to note the prohibition on bikes.
 - It was noted that several old signs remain at Martin Conservation Area and should be removed.
- Consensus: Commissioners agreed that staff would send around the “homework assignment” again for Commissioners to comment and would then compile all comments for further consideration by the Commission.

9. Trails

- Request: Are any commissioners interested in field-truthing ACROSS layouts?
- Discussion:
 - Staff provided a summary of the ACROSS trail loops work done by the MIT intern. The three remaining items before the loops are fully signed and advertised is: field truthing, advertising online, and installing medallions in the field.
 - Commissioners raised concerns about permissions from other City Departments, including PRC. Staff confirmed that we have support from the Mayor and the project is listed in the OSRP.
- Consensus: Ellen Katz volunteered to field-truth the Upper Falls loop. Dan Green volunteered to field the Webster and Hammond Pond loops. Leigh Gilligan and Jeff Zabel volunteered to field-truth the Cold Spring Park loop.

10. Conservation Area Projects

- Discussion:
 - Commissioners feel that chipping dumped and fallen brush and logs for aesthetic reasons is appropriate at a number of parcels including Norumbega, Old Deer Park, and Wilson. Staff will solicit an estimate from our contractor.
 - Commissioners did not have any ideas for Eagle Scout projects but will send along any they have to staff.

III. ADMINISTRATIVE DECISIONS

11. Minutes of 11/19/20 to be approved

- Documents Presented: Draft minutes
- Votes: To accept the 11/19/20 minutes. [Motion: Susan Lunin; Second: Jeff Zabel; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]

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

UPDATES

V. WETLANDS UPDATES

- Bullough’s Pond Skating Shed Violation: Native shrubs were installed at the base of the retaining wall (seating wall).

VI. CONSERVATION AREA UPDATES

- Houghton Garden – Hydroraking: Hydroraking is now underway. Organic material is being deposited on site and will be deposited in the Old Deer Park swimming pool to alleviate the risk of falling.
- Charles River Pathway – Stairs: Contract has been signed; we are hoping work can begin before the season ends.

VII. ISSUES AROUND TOWN UPDATES

- OSRP approval: The state is awaiting a complete ADA inventory for every PRC parcel. PRC staff are working to complete this effort.
- Christina Street Bridge Feasibility Study: Staff are working to send out a “solicitation of qualifications” to potential vendors and secure the MBTA access license.
- Climate action implementation rolls along! Interviews for the Energy Coach position will begin next week, and the MOU between the City and the utilities will be initiated next week.

VIII. ADMINISTRATIVE UPDATES

- Interns: Staff hope to get a Northeastern co-op student for the spring to assist with land management efforts.

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

12. 156-158 Otis Street – COC Re-sign – teardown SFH/rebuild two SFH – DEP File #239-801

- Owner/Applicant: Brian Hickey Representative: none
- Request: Re-sign COC.
- Jurisdiction: Buffer Zone
- Presentation: The original, wet signature copy of the COC for this project was misplaced and a re-sign is needed for recording at the Registry.
- Vote: To re-sign and issue a complete Certificate of Compliance. [Motion: Susan Lunin; Second: Ellen Katz; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]

13. Sale of New Balance property

- Discussion: Commissioners brought up that they had heard about New Balance selling their property in Brighton that abuts (and provides parking and access to) Hunnewell Conservation Area). The temporary easement may disappear with the sale, and there is currently no convenient access for parking anywhere surrounding the parcel. Staff noted that they would discuss with City leadership and PRC to determine any potential action that needs to be taken.

14. Stewards Gathering 12/9/20

- Discussion: Staff shared that the Newton Conservation Area Stewards would be having a short, social Zoom gathering this week to discuss successes of 2020, COVID impact on parcels, and wish list projects!

15. 2021 Meeting Dates

- Discussion: Staff shared with the Commission the approved schedule of ConCom meetings for 2021 and noted that these dates would be available on the website by the end of the week.

ADJOURN

- At 9:31pm [Motion: Susan Lunin; Second: Kathy Cade; Roll-call vote: Gilligan (aye), Green (aye), Lunin (aye), Zabel (aye), Hepburn (aye), Cade (aye), Katz (aye). Vote 7:0:0]