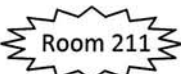




CONSERVATION COMMISSION AGENDA

Date: September 8, 2016

Time: 7:00 pm

Place: City Hall,  Room 211

NOTE: Items may be called in any order, at the Chair's discretion.

WETLANDS (DECISIONS)

1. **Continued NOI -- 27 & 55 Boylston St. – DEP File #239-765 -- new buildings, building alterations, new stormwater features**
 - o Owner: Chestnut Hill Shopping Center (Katie Wetherbee, WS De.) Applicant: same Rep.: Tighe & Bond (Joe Persechino)
2. **NOI -- 56 Greenwood St. – DEP File #239-_____ -- reconstruction of a SFH**
 - o Owner: Gene and Rita Spivak Applicant: same Rep.: Cabco (Chuck Budnick)
3. **NOI -- 55 Grace Rd. – DEP File #239-_____ -- Remove hemlock "hedge", replace with smaller shrubs**
 - o Owner: Joel Sable Applicant: same Rep.: AES (Russ Waldron)
4. **COC Requests**
 - o 56 Greenwood St. 239-679, tear-down/re-build never commenced.
 - o 52 Kingswood Rd. 239-701, stairs and native landscaping.
 - o 65 Harwich Rd. 239-743, teardown/rebuild of a single family home
 - o 291 Winchester Rd. 239-740, addition to a single family home

CONSERVATION AREAS (DECISIONS)

5. **Norumbega** – no bids yet on the design of the slope restoration.

ISSUES AROUND TOWN (DECISIONS)

6. **56 Farwell St.** – is in the Open Space plan but is due to be developed. Response?
7. **"Garden City":** Commission's role with regard to tree planting and tree health?

ADMINISTRATIVE MATTERS (DECISIONS)

8. **Minutes of 7/28/16**

UPDATES ON ACTIVE MATTERS

9. **Wetlands**
10. **Conservation Areas**
11. **Issues Around Town**
12. **Administrative Matters**

OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ADJOURN



Mayor
Setti D. Warren

**Acting Director
Planning &
Development**
James Freas

**Senior
Environmental
Planner**
Jennifer Steel

**Conservation
Commission
Members**

Dan Green
Judy Hepburn
Susan Lunin
Barbara Newman
Norm Richardson
Jane Sender
Ira Wallach

**Conservation
Commission
Alternates**
Jeff Zabel

1000 Comm. Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

www.newtonma.gov

CONSERVATION COMMISSION AGENDA

Date: September 8, 2016

Time: 7:00 pm

Place: City Hall,

Room 211



NOTE: Items may be called in any order, at the Chair's discretion.

WETLANDS (DECISIONS)

1. **Continued NOI -- 27 & 55 Boylston St. -- DEP File #239-765 -- new buildings, building alterations, new stormwater features**
 - o **Owner:** Chestnut Hill Shopping Center (Katie Wetherbee, WS De.) **Applicant:** same **Rep.:** Tighe & Bond (Joe Persechino)
 - o **Request (within 100' buffer zone):** develop 2 new buildings with green roofs at the edge of Hammond Pond, reconstruct 3 rain gardens, utilize permeable pavers to increase infiltration and treatment. (More redevelopment will be occurring outside the 100' buffer; all stormwater from the whole site drains to Hammond Pond.
 - o **Jurisdiction:** Buffer Zone
 - o **Staff notes:** The applicant met with Jennifer Steel on-site again. Many concerns were addressed in the latest submission.
 - Building and walkway were pulled away from pond and additional plantings added; pedestrian activity was focused with fencing and stairs; deck roof was reduced to preserve trees; arborist, light specialist, and noise specialists were hired.
 - Litter will be addressed on land. That should be sufficient until a dock is proposed.
 - Fencing was proposed along the deck and walkway. More details are needed.
 - A lighting analysis was submitted. Parking lot light will be pulled back. Building light is not considered a problem.
 - The "boardwalk" really is a sidewalk immediately adjacent to and flush with the parking lot. Is 5' necessary or is 4' sufficient?
 - Noise analysis considered trucks passing close vs. buildings shielding pond from Rt. 9
 - o Not many trucks go through the pond-side parking area
 - o Rt. 9 is already well-shielded
 - o Human noise was not considered
 - o Roof-top machinery (and noise baffles) should be considered
 - The LOW line exceeds the rain garden limit and the planting plan doesn't include any new canopy trees.
 - o Can we condition this to protect the existing vegetated buffer --- so that nothing over 3-4" in diameter or 6' in height gets cut?
 - o Can we include some new canopy trees since so many are dead or dying?
 - o We will need details on the construction of the rain gardens to protect the existing trees.
 - Snow storage area seems small and remote and impractical for most storms. Snow could be what damaged the rain gardens in the past.
 - O&M plans that will be required
 - Construction period SWPPP
 - Post-construction SW management plan
 - Post-construction site stewardship plan (litter, light, noise, maintenance of vegetation, education, sponsored events, etc.)
 - Yet to be addressed:
 - o Whether new construction over the DOT easement will be allowed
 - o Dewatering and/or blasting accommodations for the new buildings

Mayor

Setti D. Warren

Acting Director

**Planning &
Development**

James Freas

Senior

**Environmental
Planner**

Jennifer Steel

**Conservation
Commission**

Members

Dan Green

Judy Heppburn

Susan Lunin

Barbara Newman

Norm Richardson

Jane Sender

Ira Wallach

**Conservation
Commission**

Alternates

Jeff Zabel

1000 Comm. Ave.

Newton, MA 02459

T 617/796-1120

F 617/796-1142

www.newtonma.gov

The location of this meeting is accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a reasonable accommodation, contact Jini Fairley at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. For Telecommunications Relay Service, dial 711.

- 21E study results
- Staff Recommendations: none at this point in time.
- Documents to be presented:
 - Plans _____.
 - Photos of the site _____.
- 2. **NOI -- 56 Greenwood St. – DEP File #239-_____ -- reconstruction of a SFH**
 - Owner: Gene and Rita Spivak Applicant: same Rep.: Cabco (Chuck Budnick)
 - Request: Reconstruct existing single family home, connect newly defined swale to City storm drain, re-landscape
 - Jurisdiction: Buffer Zone
 - Staff Notes:
 - FIRST: Close out old OOC as never initiated (see below)
 - Only a portion of the project is within the 100' buffer zone.
 - Foundation and boundary plantings are severely overgrown and should be allowed to be replaced.
 - The driveway is very large. Can its footprint be reduced?
 - Stormwater from the back yard will be collected and piped to the City storm drain that discharges to the wetland across the street. Engineering would prefer infiltration. I think infiltration is preferable, but from the perspective of the wetland and the Regs, piping the water seems ecologically fine and therefore permissible.
 - Recommendations: Issue an OOC with the following conditions.
 - a. A pre-construction site visit must be scheduled with the Conservation office
 - b. Sediment may not leave the site. Street sweeping may be required.
 - c. The street tree's roots must be protected. If the tree dies within 2 years, the owner shall install and maintain a new street tree.
 - d. Landscape plantings must be installed as per the approved plans. Desired deviations from the approved plans must be approved by the Conservation office in advance. Plantings within Commission jurisdiction shall occur within 6 months of completion of site work. 75% of all plantings within Commission jurisdiction must survive for 2 growing seasons for a Certificate of Compliance to be granted.
- 3. **NOI -- 55 Grace Rd. – DEP File #239-_____ -- Remove hemlock "hedge", replace with smaller shrubs**
 - Owner: Joel Sable Applicant: same Rep.: AES (Russ Waldron)
 - Request: Remove hemlock "hedge", replace with smaller native shrubs
 - Jurisdiction: Riverfront Area
 - Staff Notes:
 - Boundary plantings are very large and should be allowed to be replaced.
 - Replacements are diminutive. Perhaps a canopy tree could be placed near the stream, away from the house.
 - Recommendations: Issue an OOC with the following conditions.
 - a. Landscape plantings must be installed as per the approved plans. Desired deviations from the approved plans must be approved by the Conservation office in advance. Plantings within Commission jurisdiction shall occur within 6 months of completion of site work. 75% of all plantings within Commission jurisdiction must survive for 2 growing seasons for a Certificate of Compliance to be granted.
- 4. **COC Requests**
 - 56 Greenwood St. 239-679, tear-down/re-build never commenced.
 - Recommendation: Issue a COC.
 - 52 Kingswood Rd. 239-701, stairs and native landscaping. As-built, letter and state form were received. A site visit confirmed complete compliance.
 - Recommendation: Issue a complete COC.
 - 65 Harwich Rd. 239-743, tear-down/rebuild of a single family home. As-built, letter and state form were received. A site visit confirmed complete compliance.
 - Recommendation: Issue a complete COC.
 - 291 Winchester Rd. 239-740, addition to a single family home. As-built, letter and state form were received. A site visit confirmed compliance.
 - Recommendation: Issue a complete COC.

The location of this meeting is accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a reasonable accommodation, contact Jini Fairley at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. For Telecommunications Relay Service, dial 711.

CONSERVATION AREAS (DECISIONS)

5. **Norumbega** – no bids yet on the design of the slope restoration. We have likely missed this season for the work to be done. OK? Keep trying?

ISSUES AROUND TOWN (DECISIONS)

6. **56 Farwell St.** – Is in the Open Space plan but is due to be developed. Response?
7. **“Garden City”**: Jennifer Steel thinks the Commission could take a more active role with regard to tree planting and tree health by advocating for, e.g., pavement reduction, repair of gas leaks, reduction of salt application, increased funding for tree planting, etc. Thoughts?

ADMINISTRATIVE MATTERS (DECISIONS)

8. **Minutes of 7/28/16**
 - Recommendation: Approve.

UPDATES ON ACTIVE MATTERS

9. **Wetlands**

- Dedham St stormwater project changes – new outfall, expand planting area
- 790 Centre St. DPW created access path to sewer manhole. Jennifer will ask for prior notice and some restoration.
- Two “clean up the dumping in wetlands” letters (31 Kessler Way and 225 Riverview Ave.) were acted on.
- 178-180 Sumner St. – DEP File #239-763 -- addition on a duplex
 - Owner: Min Yang Rep.: VTP (Joe Porter), EcoTec (John Rockwood) Request: Addition, parking, planting area.
 - Update: MWRRA denied construction within their easement. Revised plans will be submitted.

10. **Conservation Areas**

- One “clean up the dumping” letter sent to 84 Auburndale for dumped concrete was acted on.
- **Norumbega Improvements**
 - Gates removed, granite post and chain installed -- fence panel to be removed
 - Bollards and steps removed, path installed
- Kennard Sculpture Trail will be open 9/1/16 – 11/1/16. Jennifer Steel will give a talk on 9/21 on the Value of Open Space.
- Deer Park – Envi. Sci Program did an assessment. I could ask an Eagle Scout or volunteer to plan a trail for your review.
- BC land will be appraised so that discussions can continue.
- Upper Falls Greenway – Charles River Pathway Connector stairs are being explored by an Eagle Scout.
- **Norumbega Workday** will occur October 1st – woodchip spreading, brush collection, etc.
 - **Con Com Vernal pool**300 Hammond Pond Parkway
 - Health sent a letter to BC noting their intention to not occupy the building, and stating that prior to occupancy the wastewater system must be made fully functional.
 - Did Con Com send its letter?

11. **Issues Around Town**

- City-owned Cochituate Aqueduct is being marked with medallions. Improvements are slated for street crossings. Consideration is being given to ways to complete the corridor.
- Houghton Village trash collection day being discussed.

12. **Administrative Matters**

- MACC membership cards and notice of Fall Conference

OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ADJOURN

The location of this meeting is accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a reasonable accommodation, contact Jini Fairley at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. For Telecommunications Relay Service, dial 711.