

# DETAILED CONSERVATION COMMISSION AGENDA

Date: Thursday, January 27, 2022

Time: 7:00pm

Place: This meeting will be held as a virtual meeting via Zoom.

The Conservation Commission will hold this meeting as a virtual meeting; no in-person meeting will take place at City Hall.

Zoom access information for the meeting will be posted 48 hours in advance of the meeting at: <https://www.newtonma.gov/government/planning/boards-commissions/conservation-commission>

Please contact [jsteel@newtonma.gov](mailto:jsteel@newtonma.gov) or 617-796-1134 with any questions.

**NOTE:** In addition to the documents presented in the Commission's packet (available on the Commission's website), full application plans and narratives are available on [the Commission's website](#).

**NOTE:** Times listed are estimates. Items may be taken out of order at the Chair's discretion. Discussion may be limited by the Chair.

## I. WETLANDS DECISIONS

### 1. (7:00) 152 Suffolk Rd – NOI – backyard pool, sports court, patio, and greenhouse – DEP #239-911

- **Owner/Applicant:** Yelena Dudochkin
- **Representative:** Tim McGuire, Goddard Consulting
- **Request:** Continue to the 2/17/22 hearing to incorporate Staff comments
- **Documents Presented:** None
- **Jurisdiction:** Riverfront Area, BVW, Buffer Zone
- **Staff Recommendation:** Vote to accept the applicant's request to continue the hearing to 2/17/2022, with materials due 2/1/2022.

### 2. (7:05) 56 Roosevelt Rd – NOI Continued – rebuilding and expansion of sunroom -- DEP #239-913

- **Owner/Applicant:** Jordan Schwartz
- **Representative:** Jordan Schwartz
- **Request:** Issue OOC for proposed work.
- **Documents Presented:** Civil plan
- **Jurisdiction:** BLSF (122' CNVD), City Floodplain
- **Proposed Project Summary:** Remove 7'x12' sunroom on pilings. Replace it with a 7'x 15.2' sunroom on piers with lattice screening
- **Staff Notes:** A DEP file number has been issued, so the permit can now be issued, as that was only outstanding issue discussed at the previous hearing.
- **Staff Recommendation:** Vote to close the hearing and issue an OOC with the following special conditions:
  - Compensatory flood storage must be provided by removing 8-10 cubic feet of soil from under and around the new sunroom.
  - To maintain the flood storage capacity of the site, to uphold DEP requirements for "unrestricted hydraulic connection", and to maintain compliance with the Conservation Commission's guidelines for Construction in Flood Zone (approved 10/8/20), there shall be no enclosure of the structure other than the minimal skirting identified in the approved plans.

### 3. (7:15) 326 Fuller St – Minor Plan Change Request – 10' x 85' expanding viewing deck – DEP file #239-813

- **Owner/Applicant:** Sean McLaughlin/Braeburn Country Club
- **Representative:** Sarah Stearns, Beals and Thomas
- **Request:** Approve the proposed plan changes as Minor Plan Changes.
- **Documents Presented:** modified plans
- **Jurisdiction:** Buffer Zone to Bank to an Intermittent Stream
- **Proposed Project Summary:**



**Mayor**  
Ruthanne Fuller

**Director  
Planning &  
Development**  
Barney Heath

**Chief  
Environmental  
Planner**  
Jennifer Steel

**Assistant  
Environmental  
Planner**  
Ellen Menounos

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

**Associate  
Member**  
Sonya McKnight

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- Expand the viewing deck by 10' in width (from 6' to 16'), resulting in: 850 sf of additional "developed" area; and
- Shifting of one of the new paddle courts 10' to the east and 5' to the south
- To balance the proposed deck expansion, the applicants have proposed: increasing the size of the mitigation planting area a bit, moving proposed plants to accommodate the new layout, adding:
  - 6 native shrubs (4 additional Red Chokeberry, 2 additional Witch Hazel),
  - ground cover (76 or 92 wild ginger and 86 or 104 bunchberry), and
  - a 4' no-mow strip along the banks of the streams that surround the paddle court area.
- Staff Notes: The proposed mitigation enhancements seem to offer appropriately robust enhancement of the buffer zone and increased protection of the adjacent intermittent streams.
- Staff Recommendation: Vote to approve the proposed changes as Minor Plan Changes, to be documented in a memo and reflected in the required as-built plans.

**4. (7:35) 135 Selwyn Rd – NOI – single story addition and two decks -- DEP #239-912**

- Owner/Applicant: Barbara Chandra
- Representative: Tom Schutz, Goddard Consulting; Barbara and Laura Chandra
- Request: Issue OOC for proposed work.
- Documents Presented: revised mitigation planting plan, civil plan, site photos, draft OOC
- Jurisdiction: Riverfront area, BLSF (120.2 CNVD or 113.8 NAVD88), City Floodplain
- Performance Standards
  - RFA: Redevelopment within Previously Developed Riverfront Areas 10.58(5)
    - ... work improves existing conditions.
    - Redevelopment means ... reuse of degraded or previously developed areas.
    - A previously developed riverfront area contains areas degraded....
    - Work to redevelop previously developed riverfront areas shall ...:
      - (a) At a minimum, work shall result in an improvement over existing ...
      - (b) Stormwater management is provided according to standards
      - (c) Proposed work shall not be closer to the river than existing conditions ...
      - (d) Proposed work...shall be located... away from the river, ...
      - (e) ... proposed work shall not exceed the ... degraded area ....
      - (f) ... if an applicant proposes restoration ... of at least 1:1 ...
  - Bordering Land Subject to Flooding: 10.57
    1. Compensatory storage shall be provided for all flood storage volume that will be lost ...
    2. Work shall not restrict flows so as to cause an increase in flood stage or velocity.
    3. 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. ...
  - Newton Conservation Commission's 25-Foot Naturally Vegetated Buffer (NVB) Policy. "GOAL of this POLICY: To fully protect the vital functions and values of Newton's wetland resource areas by protecting and/or re-establishing a naturally vegetated buffer around all wetlands, waterbodies, and waterways..."
- Proposed Project Summary
  - Construct a single-story addition (in place of an existing deck) and an associated landing and deck. This will add 360 sf of impervious area and fill 5 cubic feet of flood storage.
  - Remove and replace a solid stone exterior stair with an open wood stair to provide the bulk of 41 cf of compensatory flood storage.
  - Install mitigation plantings along the southern property boundary / stream side.

Common Name	Scientific Name	Number	Size
Flowering Dogwood	<i>Cornus florida</i>	4	3 gal. pot
Witch Hazel	<i>Hamamelis virginiana</i>	3	3 gal. pot
Sweet Pepperbush	<i>Clethra alnifolia</i>	4	3 gal. pot
Red Maple 4	<i>Acer rubrum</i>	4	3 gal. pot

- Staff Notes: Modified plans address most staff questions and concerns.
  - Permanent bounds (either rebar with mushroom caps or granite or concrete posts) are now proposed for the corners of the mitigation area. The Commission should consider whether those should be shifted to the "middle" of the bounded are or added to to ensure long-term protection of the mitigation planting area.
  - Locations of mitigation trees and shrubs have been modified and appear to be more-or-less appropriate.
  - 2 saplings are now proposed in the "adjacent lot" as requested. The City's Forester has noted that the "adjacent lot" does not appear on lists of City-owned land.

- Mitigation area will have any invasives removed and then be seeded with New England Wetland Plants Conservation Mix to stabilize the soils. Applicant should clarify what non-natives have been identified for removal, since there are Norway maples and some non-native shrubs in the area.
- Staff Recommendation: Vote to close the hearing and issue an OOC with the following special conditions:
  - The new wood stairs may not be fully enclosed, per the Commission’s Flood Storage policy.
  - Spaces between deck boards and stone under the deck are required to ensure infiltration.
  - Old mulch just beyond the fence line must be removed to allow natural revegetation of the stream bank.
  - No new loam or sod has been identified on the plans and no new loam or sod may be brought on to the site because of flood storage concerns. Scarification prior to (re)seeding is recommended.
  - 2? 3? bounds must be set along the front edge of the mitigation area, at least 2.5 feet deep with at least 6” above the finished surface grade and must note words to the effect of “Conservation Area, Do Not Disturb”

**5. (8:15) Hammond Pond Parkway – NOI – roadway and corridor improvement -- DEP #239-???**

- Owner/Applicant: Mass DCR/BSC Group
- Representative: Diana Walden, BSC Group
- Request: Issue OOC for proposed work
- Documents Presented: Colored construction and landscape plans, site photos
- Jurisdiction: RFA, Buffer Zone to BVW, Certified Vernal Pools, City Floodplain
- 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... to the max. extent feasible....
        - b. Stormwater is managed ...
        - c. Proposed work does not impair the capacity of the riverfront area to provide wildlife habitat functions. ...
        - d. ... incorporating erosion and sedimentation controls ...
  - 10.58(5) RFA: Redevelopment within Previously Developed Riverfront Areas; Restoration & Mitigation
    - ... work improves existing conditions.
    - Redevelopment means ... reuse of degraded or previously developed areas.
    - A previously developed riverfront area contains areas degraded prior to August 7, 1996....
    - Work to redevelop previously developed riverfront areas shall ...:
      - (a) At a minimum, work shall result in an improvement over existing conditions ...
      - (b) Stormwater management is provided according to standards
      - (c) Proposed work shall not be closer to the river than existing conditions or 100’, whichever is less
      - (d) Proposed work...shall be located... away from the river, except in accordance with 10.58(5)(f) or (g).
      - (e) ... proposed work shall not exceed the ... degraded area ... except in accordance with 10.58(5)(f) or (g).
      - (f) despite what it says in 310 CMR 10.58(5)(c), (d), and (e), more alteration at the RFA outer boundary may be allowed if an applicant proposes restoration ... of at least 1:1 ...
      - (g) despite what it says in 310 CMR 10.58(5)(c), (d), or (e), more alteration at the RFA outer boundary may be allowed if an applicant proposes mitigation ... of at least 2:1
      - (h) The issuing authority shall include a continuing condition in the COC ...under 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area....
  - 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 ...”
  - City Floodplain. Sec. 22-22. Floodplain/Watershed Protection Provisions
    - (b)(2) ... the conservation commission may issue an order of conditions for:
      - a) Any building or structure for which compensatory storage is provided ...
    - (b)(3) No order of conditions shall be issued ... 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.
- Proposed Project Summary
  - This roadway and corridor improvement project will reconfigure a one-mile-long stretch of Hammond Pond Parkway, between Beacon St and Rte 9, converting it from 4 lanes to 2 lanes and adding: a 12’ wide shared use (bike/ped) path constructed on the western side, a 15’ wide landscape buffer with native plants, stormwater

improvements, and a 5' wide sidewalk on the eastern side. The shared use path will be graded so that the majority of stormwater run-off is directed to the buffer for attenuation and infiltration

○ Staff Notes:

- Staff sought and received revised plans with improved legibility.
- The majority of the alterations within jurisdictional wetland areas are within degraded and disturbed areas (i.e., within the existing roadway and grass/dirt shoulder – “inboard of the existing guardrail”). Overall “paved” area will be reduced.
  - The table on page 7 of 10 of the NOI says there will be 7,453 sf of grass shoulder converted to shared use path.
  - The table on page 7 of 10 of the NOI says there will be 9,102 sf of pavement converted to landscape buffer.
- The only significant alterations to non-degraded or non-disturbed areas of Conservation jurisdiction are:
  - 2 new stormwater outfalls near Hammond Brook crossing (clear, trench, new outfall)
  - 1 new stormwater outfall near western wetland (clear, trench, new outfall)
  - 1 new stormwater outfall near eastern intermittent stream and wetland (clear, trench, new outfall)
  - Slight expansion of parking area on eastern side (grading, paving, catch basin)
- Stormwater currently collects in catchbasins and discharges to wetlands. Stormwater will be routed through 6 new Stormceptor units improving stormwater quality.
- Islands of native plantings and seed mix will be installed in 15' buffer strip between the road and the shared-use path. Seed mix will be installed “beyond” the shared-use path.
- The plans provided are very “conceptual” and identified as “not for construction”. More detail may be necessary
- Questions:

Extent of Alterations/Limit of Work

- The table on page 7 of 10 of the NOI says there will be 13,462 sf of vegetation clearing in RFA.
  - I don't think this is true. I imagine that number is from a CAD calculation of the area between the existing and proposed tree lines.
  - If areas clearing (and grading?) along the edge of the tree line are required to construct the shared use path, those areas should be clearly identified on the plans.
  - I believe the overall balance of new degraded area in RFA (7,453 sf) is “over-compensated for” with 9,102 sf of pavement being converted to landscaping.
- Will the existing guardrail be maintained throughout the project site?
  - If so, will all alterations be “within” the guardrail (except for the new stormwater outfalls)?
  - If so, will repairs be made to the guardrail?
  - Will additional guardrail be installed where there currently is none, to keep people on the shared use path and sidewalk?
- Can the nature of the grading associated with the “limit of grading” line be clarified, as there are almost no new grade lines shown?
- Can the nature of work between the “limit of grading” line and the “proposed limit of tree clearing” line (~8-10 feet beyond) be clarified? The proposed tree line is beyond the erosion control line. Will the erosion control line be the limit of work, or will there be tree cutting and clearing beyond the erosion control line?

*NOI pg 5 of 10: “While portions of the existing roadway will be reclaimed for these uses, development of the compacted shoulders and some clearing and grading will be necessary. Any clearing will generally include informal vegetation along the edges of the roadway and shoulder cross-section, but a narrow strip of canopy trimming or removal will be necessary in places. Some grading to meet adjacent topography with the expanded cross section will also be required.”*

- There will be significant grading at the northeast corner of the new parking area, yet no new grade lines are shown and it appears that insufficient space is provided for side slopes. How will this area be addressed?
- On Landscape Plan sheet 5 there is a “limit of grading” label that appears to be on the property line. It should be removed.
- There is no erosion control/limit of work shown that would protect the “island of trees” near Hammond Brook. That should be added.
- Will there be any invasive control efforts?

Conditions During Work

- Stockpiling areas should be identified on the plans.



- Compost sock will not provide sufficient erosion controls around the new stormwater discharge points (excavation in steep slopes) and the parking lot construction area (where significant fill is being brought in on an existing steep slope). Erosion control must be entrenched silt fence and staked compost sock.
- Will the road remain open during construction?
- When the old stormwater system is abandoned, will there be any disturbance outside the street layout?
- Will there always be a functioning stormwater collection and distribution system?

#### Details

- There aren't details of the stormwater discharge points, but the plans indicate riprap aprons 5' L X 7.1' W X 1.5' D. How will the riprap be retained on steep slopes?
- How will the stormwater cuts be stabilized/vegetated?
- Details of the parking lot corner (retaining wall? 2:1 riprap? 3:1 vegetated slopes) should be provided.
- Staff Recommendation: Once all questions are answered and concerns addressed and whenever the Commission feels that the plans are adequate for the Commission's purposes, vote to close the hearing and issue an OOC with the following special conditions:
  - The erosion control line shall be the limit of work. No cutting, brush removal, grubbing, pruning, brush or fill disposal, or any land disturbance shall take place beyond the erosion control line.
  - All trees within the work zone that are to be cut must be flagged with numbered flags.
  - All trees within the work zone that are to be preserved must be flagged with numbered flags and must have their roots, trunks and branches appropriately protected with orange snow fencing, boards, etc. are
  - Erosion controls around the new stormwater discharge points and the parking lot construction must be entrenched silt fence and staked compost sock.
  - Stockpiling shall ...
  - Outfall details must ...
  - An invasives control plan shall ...

#### **6. (9:00) 100 Boulder Rd – COC – replace non-native plants with native plants -- DEP #239-600**

- Owner/Applicant: Amir Nashat
- Representative: Amir Nashat
- Request: Issue COC for addition, remedial grading, and mitigation plantings.
- Documents Presented: None
- Jurisdiction: Riverfront area, BLSF, City Floodplain
- Project Summary:
- Staff Notes:
  - All paperwork was submitted confirming construction and grading complied with Commission requirements.
  - The required native plants along the fence did not survive, but the owner planted many other natives in other parts of the parcel. More native plantings will be installed as part of the new filling (DEP file #239-908) for a rear addition and deck.
- Staff Recommendation: Vote to close the hearing and issue a complete COC.

#### **II. CONSERVATION AREA DECISIONS**

#### **III. ADMINISTRATIVE DECISIONS**

#### **7. Minutes of 1/6/22 to be approved**

- Documents Presented: Draft 1/6/22 minutes as edited by Leigh Gilligan
- Vote: to approve the 1/6/22 minutes.
- Note: Who will volunteer to review/edit the draft 1/27/22 minutes?

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

#### **UPDATES**

#### **V. WETLANDS UPDATES**

#### **VI. CONSERVATION AREA UPDATES**

- Old Deer Park - Ira Wallach Memorial Trail – 11 posts are needed. Start with PT 2"x2"x4' with plastic trail markers. Install in the spring.
- PRC Orienteering in Flowed Meadows -- With New England Orienteering Club offer an orienteering event on Saturday March 26, 2022; leave the QR codes up for a week for people to do the course on their own. 5 in Flowed Meadows; 4 of the 5 controls will be in the same locations; 1 new one will be near the trail, as well. Last year's event had 93 starts. Some of the starts were groups of 2-3 people, so roughly 125-150 people engaged throughout the week.

- The Commission's annual land management contract will need to be re-bid for FY2023. Steel and Menounos are working to craft bid language and identify potential contractors to ensure solid responses.

**VII. ISSUES AROUND TOWN UPDATES**

- Parks, Recreation, and Culture will be submitting a Mass Trails grant application for the construction of a boardwalk along the "Marty Sender Trail" (behind Lyons Field). The project is being designed in coordination with the Sewer Force Main Replacement project and will have to get an OOC for construction.

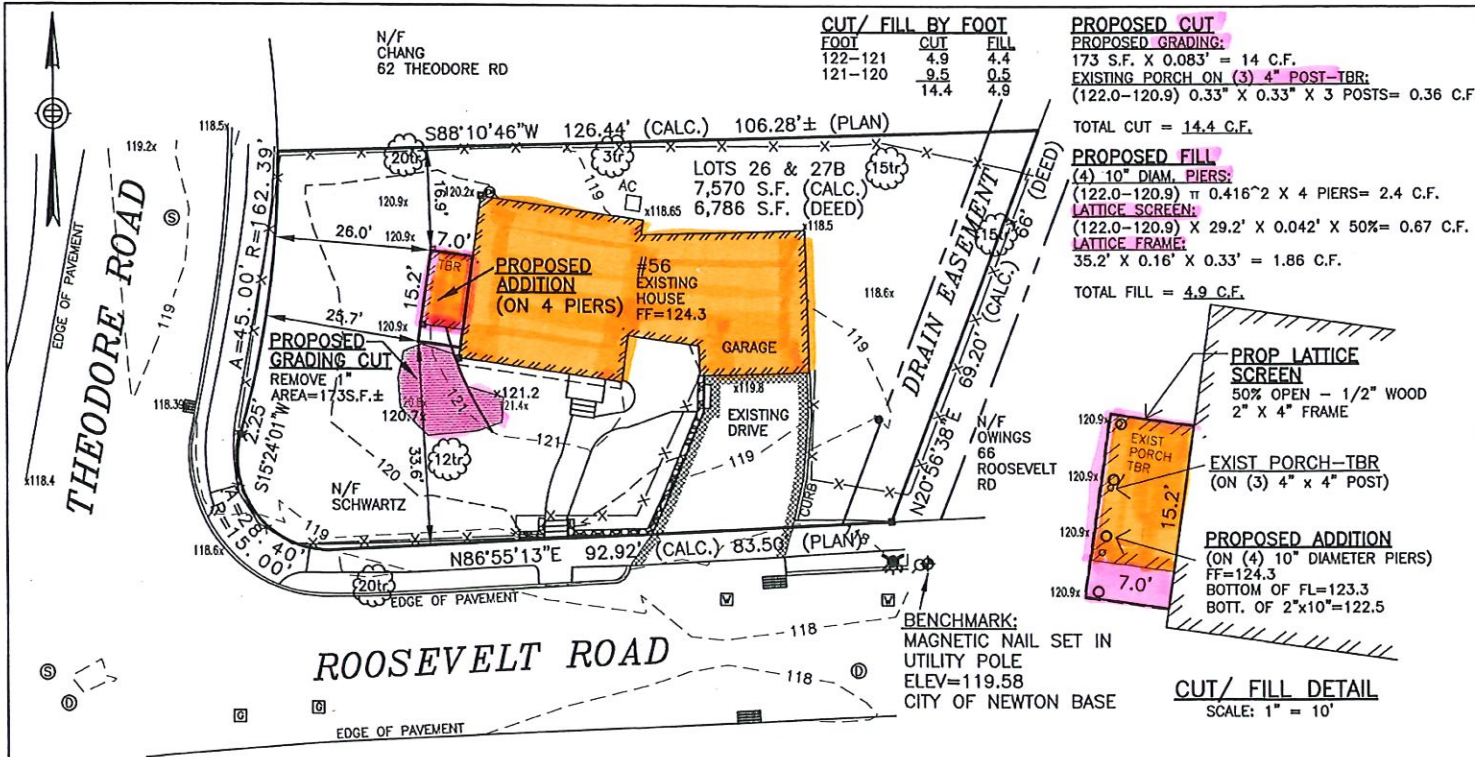
**VIII. ADMINISTRATIVE UPDATES**

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

***ADJOURN***

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② 56 Roosevelt  
for 1/27/2021 hearing



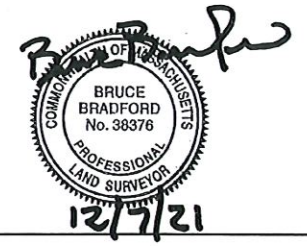
ESTABLISHED 1916

**EMB**

**EVERETT M. BROOKS CO.**  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465

(617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com

\*\*PROPERTY IS LOCATED WITHIN  
 A FLOODPLAIN  
**FLOODPLAIN ELEV=122.0**  
 (FEMA/CITY OF NEWTON)



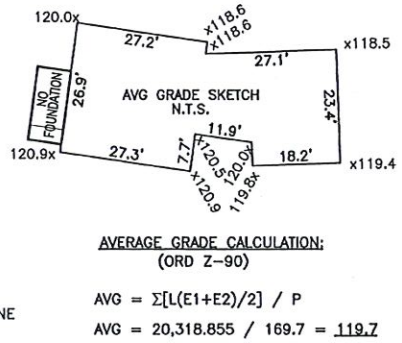
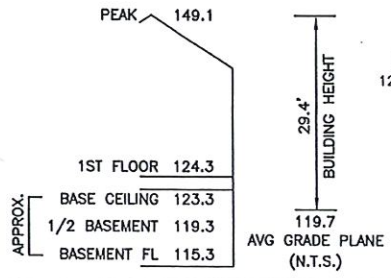
**ZONING INFORMATION**

ZONE: SR-3  
 PLAN DATED: SEPTEMBER 30, 1935  
 DEED REFERENCE: BOOK 45487 PAGE 572

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,428 S.F.	1,450 S.F.	
STRUCTURES	1,451 S.F.	1,473 S.F.	
DRIVE	508 S.F. ±	508 S.F. ±	
	1,959 S.F. ±	1,981 S.F. ±	
LOT COVERAGE	18.9%	19.2%	(30% MAX.)
OPEN SPACE	74% ±	74% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

**BUILDING HEIGHT CALCULATION**



**PLAN OF LAND IN  
 NEWTON, MA**

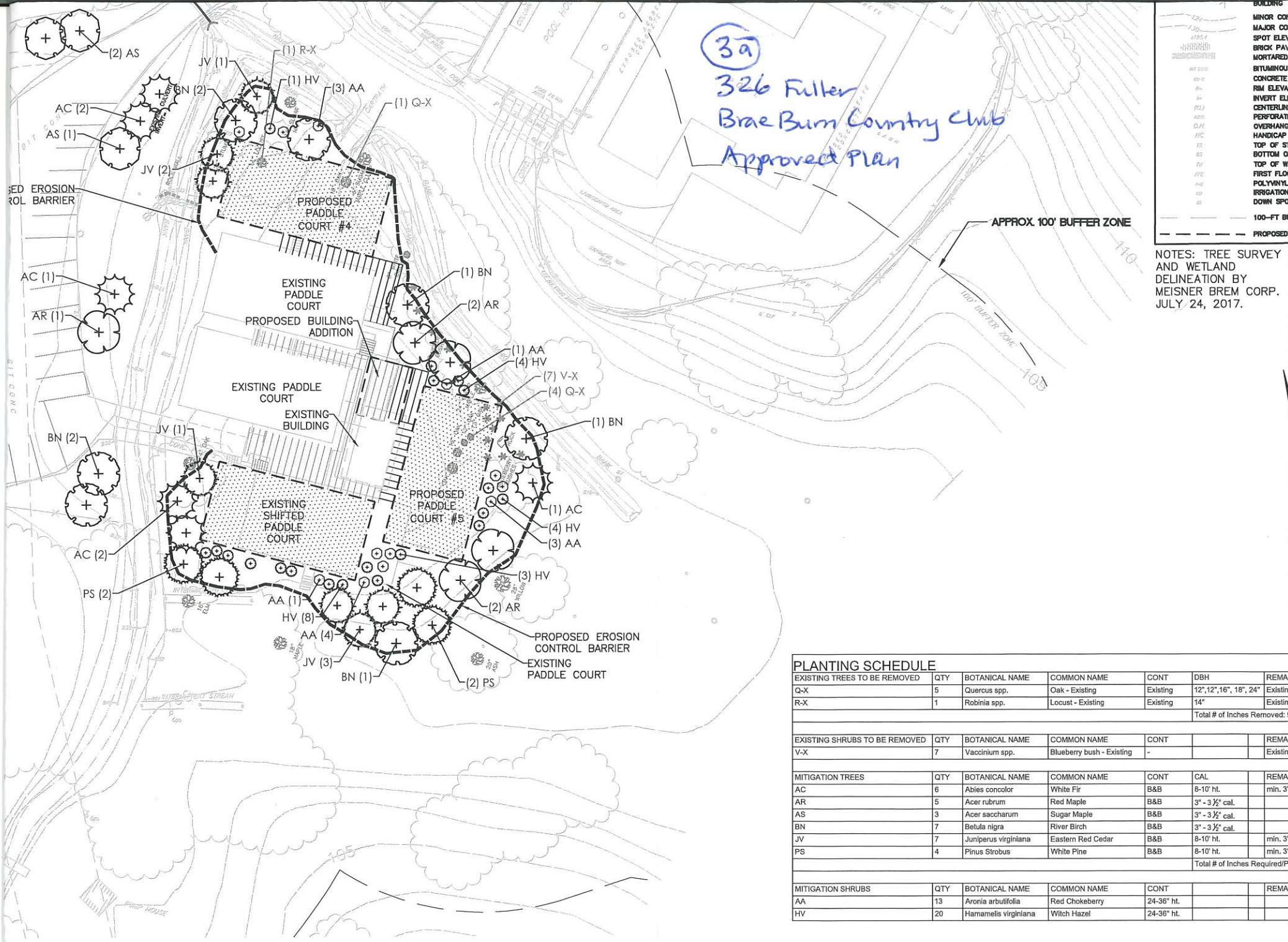
56 ROOSEVELT ROAD  
 PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.  
 DATE: DECEMBER 7, 2021  
 DRAWN: JF/LNS/ ES  
 CHECK: BB

REVISIONS:


PROJECT NO. 24577





MINOR CON
MAJOR CON
SPOT ELEV
BRICK PAV
MORTARED
BITUMINOUS
CONCRETE
RIM ELEVAT
INVERT ELE
CENTERLINE
PERFORATE
OVERHANG
HANDICAP
TOP OF STR
BOTTOM OF
TOP OF WA
FIRST FLOO
POLYVINYL
IRRIGATION
DOWN SPO
100-FT BU
PROPOSED

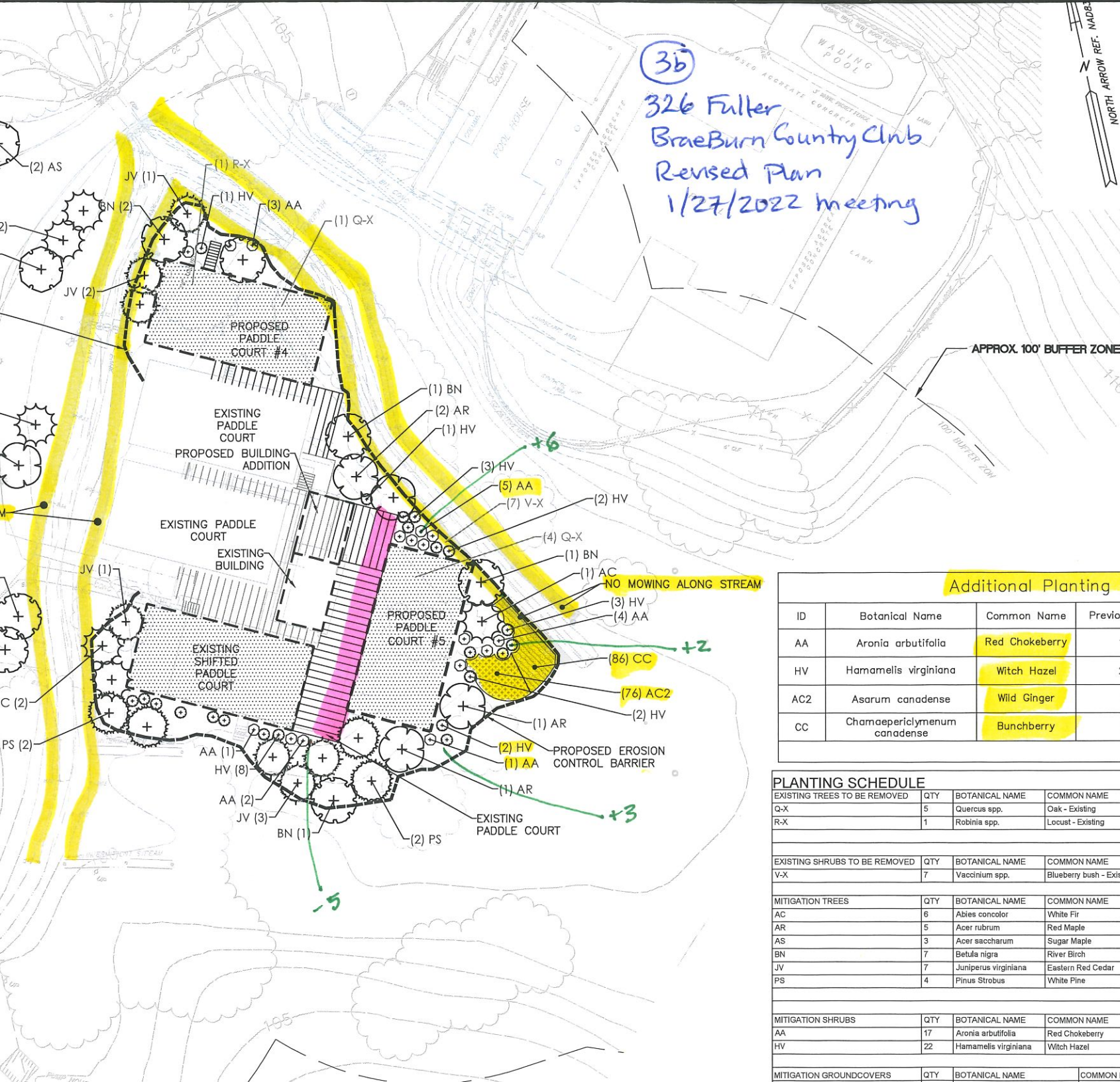
NOTES: TREE SURVEY AND WETLAND DELINEATION BY MEISNER BREM CORP. JULY 24, 2017.

**PLANTING SCHEDULE**

EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	REMARKS
Q-X	5	Quercus spp.	Oak - Existing	Existing	12", 12", 16", 18", 24"	Existing
R-X	1	Robinia spp.	Locust - Existing	Existing	14"	Existing
						Total # of Inches Removed: 5
EXISTING SHRUBS TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
V-X	7	Vaccinium spp.	Blueberry bush - Existing	-		Existing
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
AC	6	Abies concolor	White Fir	B&B	8-10' ht.	min. 3"
AR	5	Acer rubrum	Red Maple	B&B	3" - 3 1/2" cal.	
AS	3	Acer saccharum	Sugar Maple	B&B	3" - 3 1/2" cal.	
BN	7	Betula nigra	River Birch	B&B	3" - 3 1/2" cal.	
JV	7	Juniperus virginiana	Eastern Red Cedar	B&B	8-10' ht.	min. 3"
PS	4	Pinus Strobus	White Pine	B&B	8-10' ht.	min. 3"
						Total # of Inches Required/P
MITIGATION SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
AA	13	Aronia arbutifolia	Red Chokeberry	24-36" ht.		
HV	20	Hamamelis virginiana	Witch Hazel	24-36" ht.		



35  
 326 Fuller  
 BraeBurn Country Club  
 Revised Plan  
 1/27/2022 meeting



	POST
	HAND LINK FENCE
	CHAIN LINK FENCE
	GUARDRAIL
	CONCRETE CURB
	VERTICAL GRANITE CURB
	TREE
	TREE LINE
	LANDSCAPED AREA/LINE
	STONE WALL
	BUILDING
	MINOR CONTOUR
	MAJOR CONTOUR
	SPOT ELEVATION
	BRICK PAVERS
	MORTARED STONE
	BITUMINOUS CONCRETE
	CONCRETE
	RIM ELEVATION
	INVERT ELEVATION
	CENTERLINE OF TROUGH
	PERFORATED PIPE
	OVERHANG
	HANDICAP RAMP
	TOP OF STEPS
	BOTTOM OF STEPS
	TOP OF WALL
	FIRST FLOOR ELEVATION
	POLYVINYL CHLORIDE
	IRRIGATION CONTROL BOX
	DOWN SPOUT
	100-FT BUFFER ZONE
	PROPOSED PADDLE COURTS

NOTES: TREE SURVEY AND WETLAND DELINEATION BY MEISNER BREM CORP. JULY 24, 2017.

Additional Planting Summary

ID	Botanical Name	Common Name	Previous QTY.	New QTY.	Δ QTY.
AA	<i>Aronia arbutifolia</i>	Red Chokeberry	13	17	+4
HV	<i>Hamamelis virginiana</i>	Witch Hazel	20	22	+2
AC2	<i>Asarum canadense</i>	Wild Ginger	0	92	+92
CC	<i>Chamaepericlymenum canadense</i>	Bunchberry	0	104	+104
Total New Plants					+202

PLANTING SCHEDULE

EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	REMARKS
Q-X	5	<i>Quercus</i> spp.	Oak - Existing	Existing	12", 12", 16", 18", 24"	Existing to be removed.
R-X	1	<i>Robinia</i> spp.	Locust - Existing	Existing	14"	Existing to be removed
Total # of Inches Removed: 96"						
EXISTING SHRUBS TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
V-X	7	<i>Vaccinium</i> spp.	Blueberry bush - Existing	-		Existing to be removed
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
AC	6	<i>Abies concolor</i>	White Fir	B&B	8-10' ht.	min. 3" cal.
AR	5	<i>Acer rubrum</i>	Red Maple	B&B	3" - 3 1/2" cal.	
AS	3	<i>Acer saccharum</i>	Sugar Maple	B&B	3" - 3 1/2" cal.	
BN	7	<i>Betula nigra</i>	River Birch	B&B	3" - 3 1/2" cal.	
JV	7	<i>Juniperus virginiana</i>	Eastern Red Cedar	B&B	8-10' ht.	min. 3" cal.
PS	4	<i>Pinus Strobus</i>	White Pine	B&B	8-10' ht.	min. 3" cal.
Total # of Inches Required/Proposed: 96"/96"						
MITIGATION SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
AA	17	<i>Aronia arbutifolia</i>	Red Chokeberry	24-36" ht.		
HV	22	<i>Hamamelis virginiana</i>	Witch Hazel	24-36" ht.		
MITIGATION GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING (O.C.)	REMARKS





PK NAIL SET IN UTILITY POLE NEAR EAST PROPERTY

CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE ENGINEER TO DETERMINE THE LOCATIONS OF ANY CROSSINGS OF PROPOSED

THREE BUSINESS DAYS PRIOR TO CONSTRUCTION, THE APPLICANT SHALL NOTIFY THE CITY OF NEWTON (PHONE: 617-552-8888-344-7233) IN ORDER TO COMPLY WITH STATE LAW.

GENERAL CONSTRUCTION DETAILS, LATEST EDITION, MAY BE OBTAINED AT THE OFFICE OF THE CITY ENGINEER.

BETWEEN NOVEMBER 15TH AND APRIL 15TH, IF AN APPLICANT MAY REQUEST PERMISSION FROM THE CITY ENGINEER.

WAY MUST FULLY COMPLY WITH ALL CITY OF NEWTON ORDINANCES.

OF THE CITY ENGINEER.

WAY OR UTILITY EASEMENT UNLESS AT LEAST 30 DAYS PRIOR TO THE PROPOSED EXCAVATION IS TO BE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.

THE SAME DEPTH OF THE EXISTING PAVEMENT (BINDER AND HOT PATCH) SHALL BE MAINTAINED UNTIL THE PERMANENT PATCH IS PLACED.

WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY WILL BE MAINTAINED AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING DEPARTMENT.

GENERAL CONSTRUCTION DETAILS.

CITY CONNECTION PERMITS AS WELL AS A SIDEWALK PERMIT.

SETTS GENERAL LAWS CHAPTER 82A, TRENCHES SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES ON PUBLIC AND PRIVATE PROPERTY.

BROOKS CO., INC. WILL NOT BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

DESIGN ENGINEER, AS WELL AS THE APPROVING ENGINEER.

SHOULD BE SUBMITTED TO THE ENGINEERING DIVISION IN THE CITY OF NEWTON (INCLUDING SWING-TIES), AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING DEPARTMENT.

FOR INSPECTIONS OR AS-BUILT LOCATIONS, EVERETT ENGINEERING SHALL BE RESPONSIBLE FOR INSPECTING UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS PRIOR TO THE INSPECTION.

ON THE PLAN MEETS THE MINIMAL DESIGN REQUIREMENTS. THE ENGINEER MAKES NO REPRESENTATIONS AND ASSUMES NO LIABILITY FOR PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONALITY OF THE DESIGN(S).

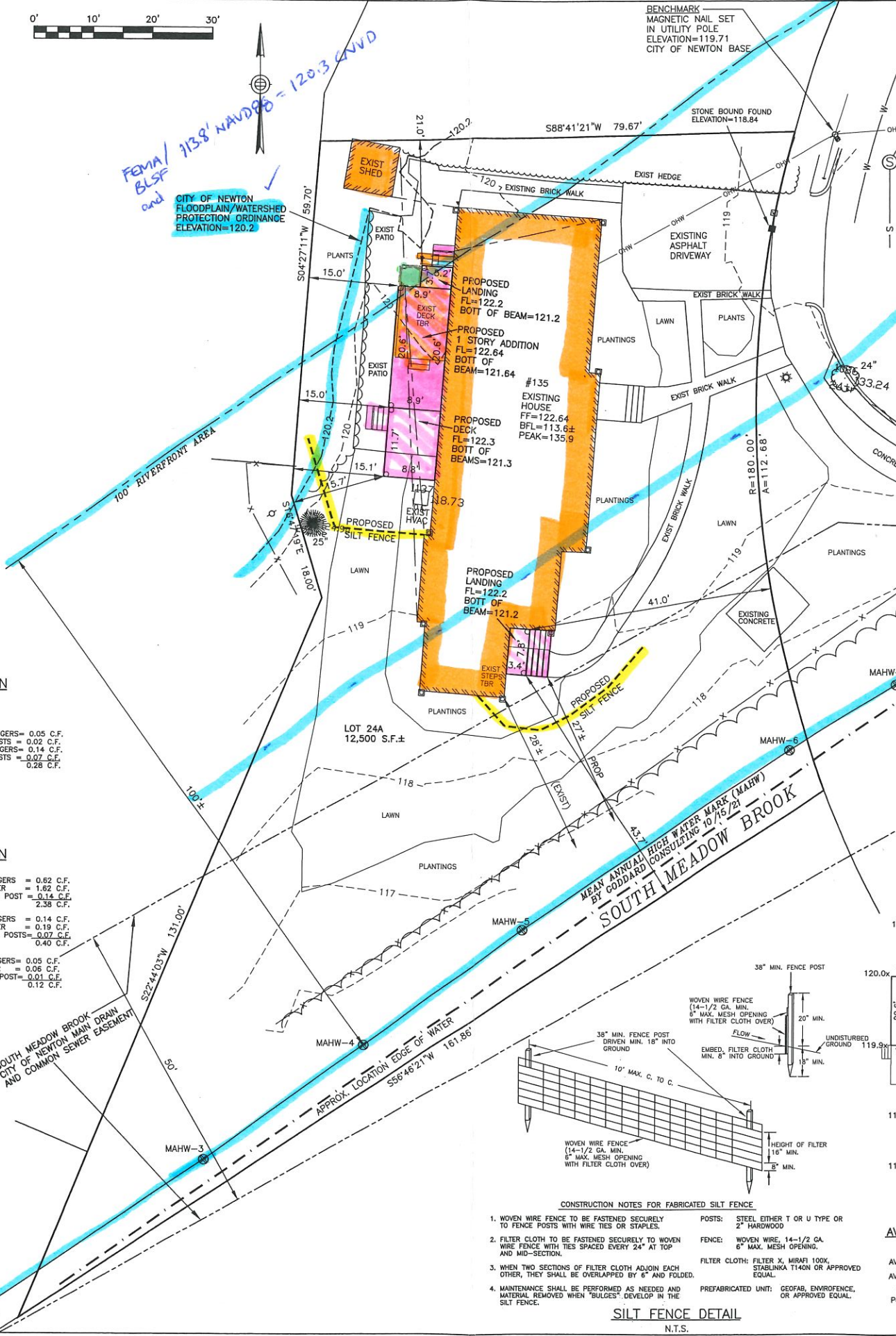
DESIGN(S), ERRORS OR OMISSIONS BY THE ENGINEER OF THE PROJECT.

GROUND 7/23/20.

THE ENTIRE SITE, AS REQUIRED.

*FEMA/BLSP and 7138/NAVD80 = 120.3 LVVD*

CITY OF NEWTON FLOODPLAIN/WATERSHED PROTECTION ORDINANCE ELEVATION=120.2



### PROPOSED CUT CALCULATION

**EXISTING BRICK FRONT STEPS TBR**  
(120.2-118.9) 31.4 S.F. = 41 C.F.

**EXISTING DECK STEPS TBR**  
STRINGERS: (120.2-120.1) (0.16' x 1.0') x 3 STRINGERS = 0.05 C.F.  
RAILING POST: (120.2-120.1) (0.11' S.F.) x 2 POSTS = 0.02 C.F.  
STRINGERS: (120.2-119.9) (0.16' x 1.0') x 3 STRINGERS = 0.14 C.F.  
RAILING POST: (120.2-119.9) (0.11' S.F.) x 2 POSTS = 0.07 C.F.

**EXISTING 4" DECK COLUMNS TBR**  
(120.2-120.1) (0.33' x 0.33') = 0.01 C.F.  
(120.2-120.0) (0.33' x 0.33') = 0.02 C.F.  
(120.2-119.9) (0.33' x 0.33') = 0.03 C.F.

TOTAL CUT = 41 C.F.

### PROPOSED FILL CALCULATION

**PROPOSED FRONT SIDE STEPS**  
STRINGERS: (120.2-118.9) (0.16' x 1') x 3 STRINGERS = 0.62 C.F.  
RISER: (120.2-118.9) (0.16' x 7.8') x 1 RISER = 1.62 C.F.  
RAILING POST: (120.2-118.9) (0.33' x 0.33') x 1 POST = 0.14 C.F.

**PROPOSED REAR DECK STEPS**  
STRINGERS: (120.2-119.9) (0.16' x 1') x 3 STRINGERS = 0.14 C.F.  
RISER: (120.2-119.9) (0.16' x 4.0') x 1 RISER = 0.19 C.F.  
RAILING POSTS: (120.2-119.9) (0.33' x 0.33') x 2 POSTS = 0.07 C.F.

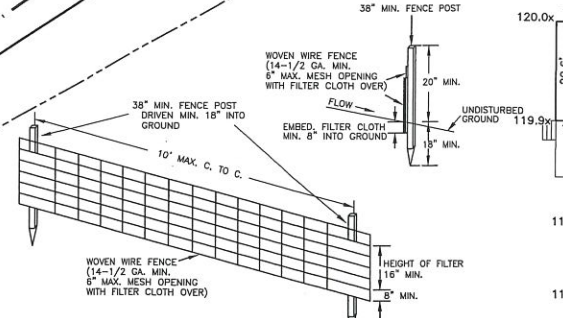
**PROPOSED REAR LANDING STEPS**  
STRINGERS: (120.2-120.1) (0.16' x 1') x 3 STRINGERS = 0.05 C.F.  
RISER: (120.2-120.1) (0.16' x 3.5') x 1 RISER = 0.06 C.F.

**PROPOSED SONOTUBES**  
A. (120.2-120.1) 0.55 S.F. = 0.06 C.F.  
B. (120.2-120.1) 0.55 S.F. = 0.06 C.F.  
C. (120.2-119.9) 0.55 S.F. = 0.17 C.F.  
D. (120.2-119.9) 0.55 S.F. = 0.17 C.F.  
E. (120.2-119.9) 0.55 S.F. = 0.17 C.F.  
F. (120.2-118.9) 0.55 S.F. = 0.72 C.F.  
G. (120.2-118.9) 0.55 S.F. = 0.72 C.F.

TOTAL FILL = 5 C.F.

### CUT/ FILL CALC. BY FOOT

	CUT	FILL
120.2-120	7 C.F.	1 C.F.
120-119	31 C.F.	3 C.F.
119-118	3 C.F.	1 C.F.
TOTAL	41 C.F.	5 C.F.



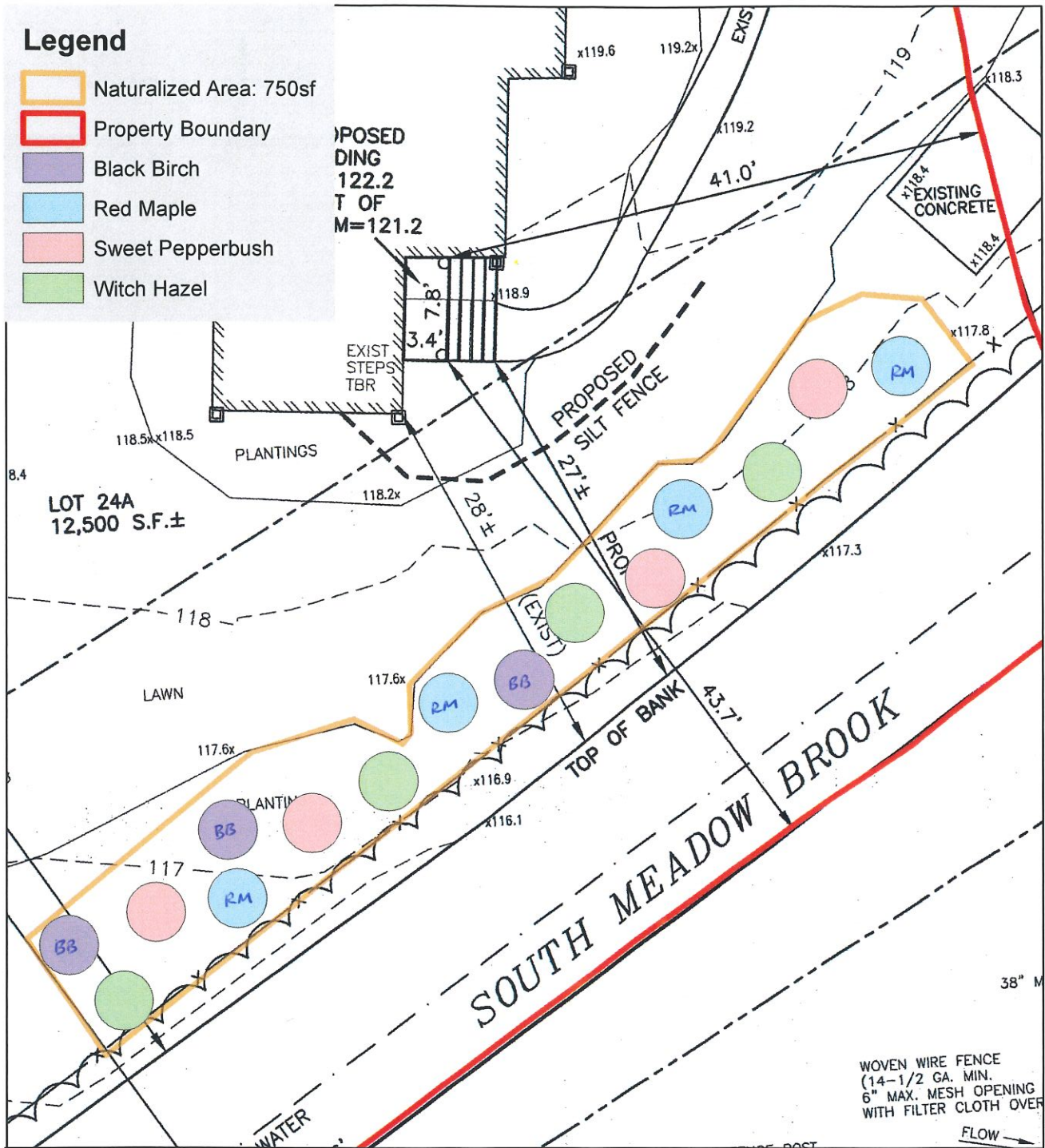
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.
- FILTER CLOTH: FILTER X, MIRAFL 100X, STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNIT: GEOFAB, ENVROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL  
N.T.S.



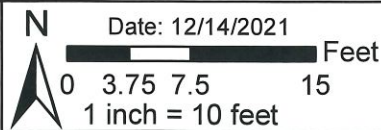
**Legend**

- Naturalized Area: 750sf
- Property Boundary
- Black Birch
- Red Maple
- Sweet Pepperbush
- Witch Hazel

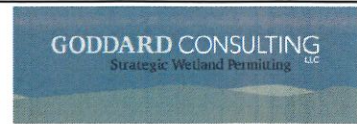


## Mitigation Plantings on the Locus Site

135 Selwyn Road - Newton, MA  
(Map: 81, Parcel: 20 Lot: 30)



GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"





④ 135 Selwyn Rd  
for 1/27/2022 hearing



2015 aerial



- Fence
  - Bounds
  - Existing Pla
  - Herbaceous plant
  - Shrub
  - Tree
- Proposed Mitigation Plantings**
- Flowering Dogwood
  - Red Maple
  - Sweet Pepperbush
  - Witch Hazel
  - Naturalized Area: 800sf



Green arrows = proposed new trees

Blue arrows = proposed new shrubs









HIGHWAY GUARD DETAILS  
 STA 250+35 TO STA 263+81 LT  
 STA 263+81 TO STA 264+31 LT (TANGENT END)  
 STA 265+89 TO STA 286+83 LT

TRAFFIC SIGNAL CONDUIT  
 SEE SHEET 49

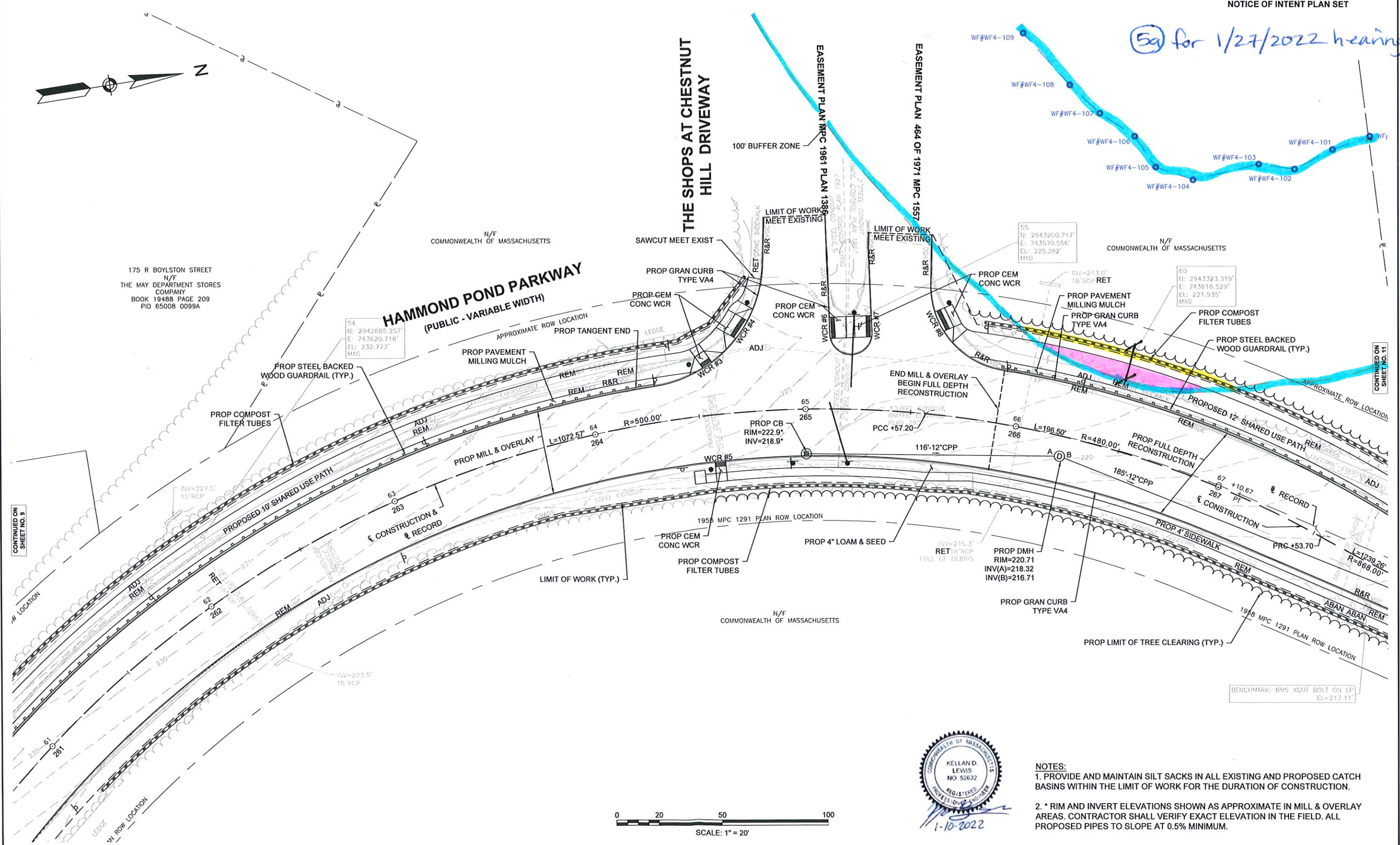
LIGHTING  
 SEE SHEET 57

DRAINAGE DETAILS  
 SEE BELOW

FOR PERMITTING PURPOSES ONLY  
 NOT FOR CONSTRUCTION

NEWTON HAMMOND POND PARKWAY			
STATE	FED AID PROJ NO	SHEET NO	TOTAL SHEETS
MA	N/A	10	30
PROJECT FILE NO. -			
CONSTRUCTION PLAN 4 NOTICE OF INTENT PLAN SET			

*5a for 1/27/2022 hearing*



CONTINUED ON SHEET NO. 9

CONTINUED ON SHEET NO. 11



- NOTES:**
1. PROVIDE AND MAINTAIN SILT SACKS IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN THE LIMIT OF WORK FOR THE DURATION OF CONSTRUCTION.
  2. \* RIM AND INVERT ELEVATIONS SHOWN AS APPROXIMATE IN MILL & OVERLAY AREAS. CONTRACTOR SHALL VERIFY EXACT ELEVATION IN THE FIELD. ALL PROPOSED PIPES TO SLOPE AT 0.5% MINIMUM.



HIGHWAY GUARD DETAILS  
 STA 265+89 TO STA 268+33 LT  
 STA 268+33 TO STA 268+83 (TANGENT END)  
 STA 270+00 TO STA 276+42 LT

TRAFFIC SIGNAL CONDUIT  
 NONE

LIGHTING  
 SEE SHEET 58

DRAINAGE DETAILS  
 SEE BELOW

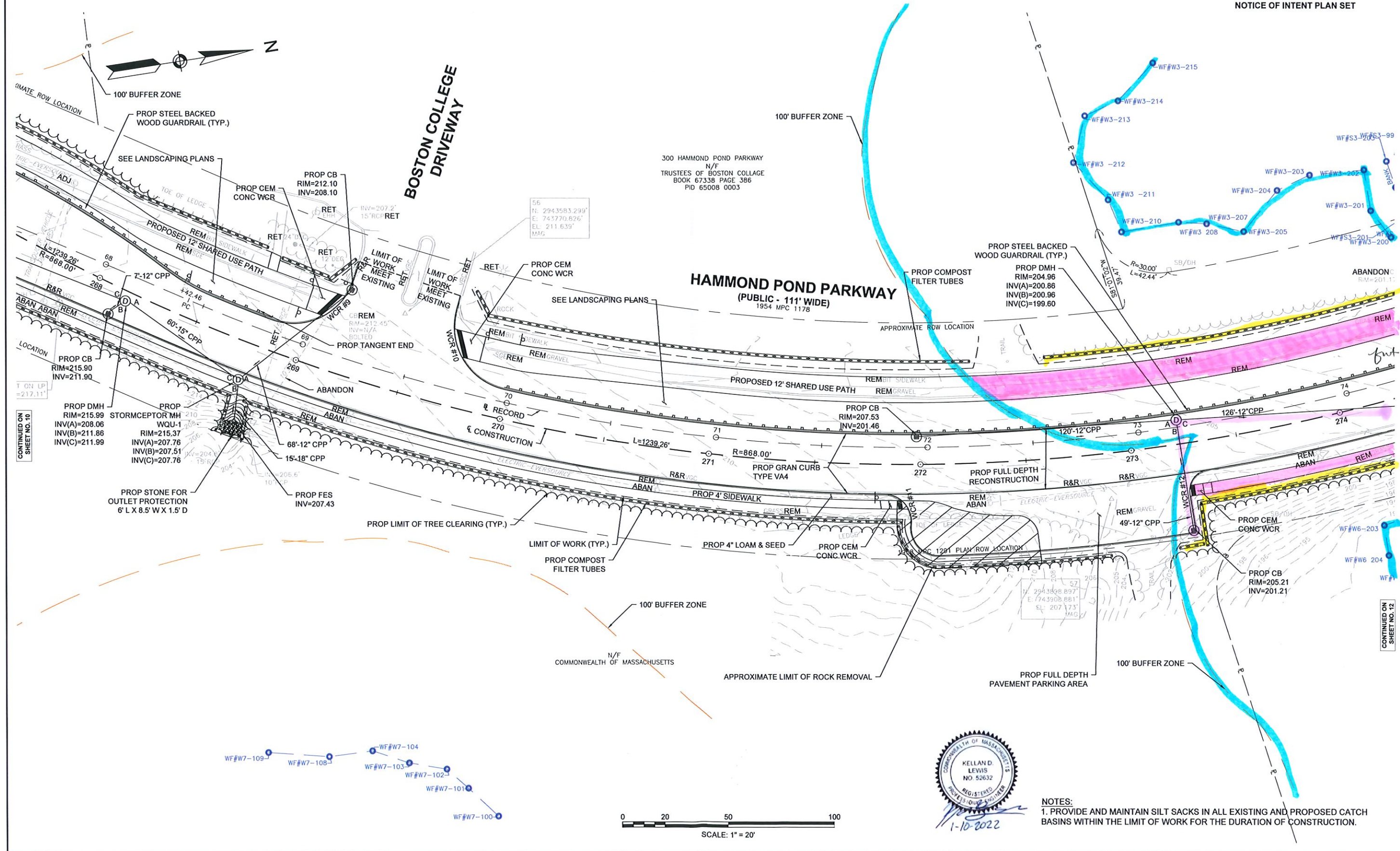
NEWTON  
 HAMMOND POND PARKWAY

STATE	FED AID PROJ NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	11	30

PROJECT FILE NO. -

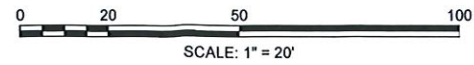
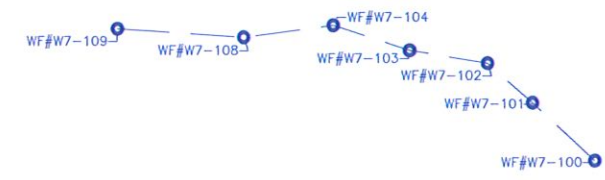
CONSTRUCTION PLAN 5  
 NOTICE OF INTENT PLAN SET

FOR PERMITTING PURPOSES ONLY  
 NOT FOR CONSTRUCTION



CONTINUED ON  
 SHEET NO. 10

CONTINUED ON  
 SHEET NO. 12



NOTES:  
 1. PROVIDE AND MAINTAIN SILT SACKS IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN THE LIMIT OF WORK FOR THE DURATION OF CONSTRUCTION.



HIGHWAY GUARD DETAILS  
 STA 270+00 TO STA 276+42 LT  
 STA 276+52 TO STA 286+00 LT

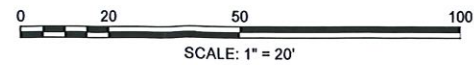
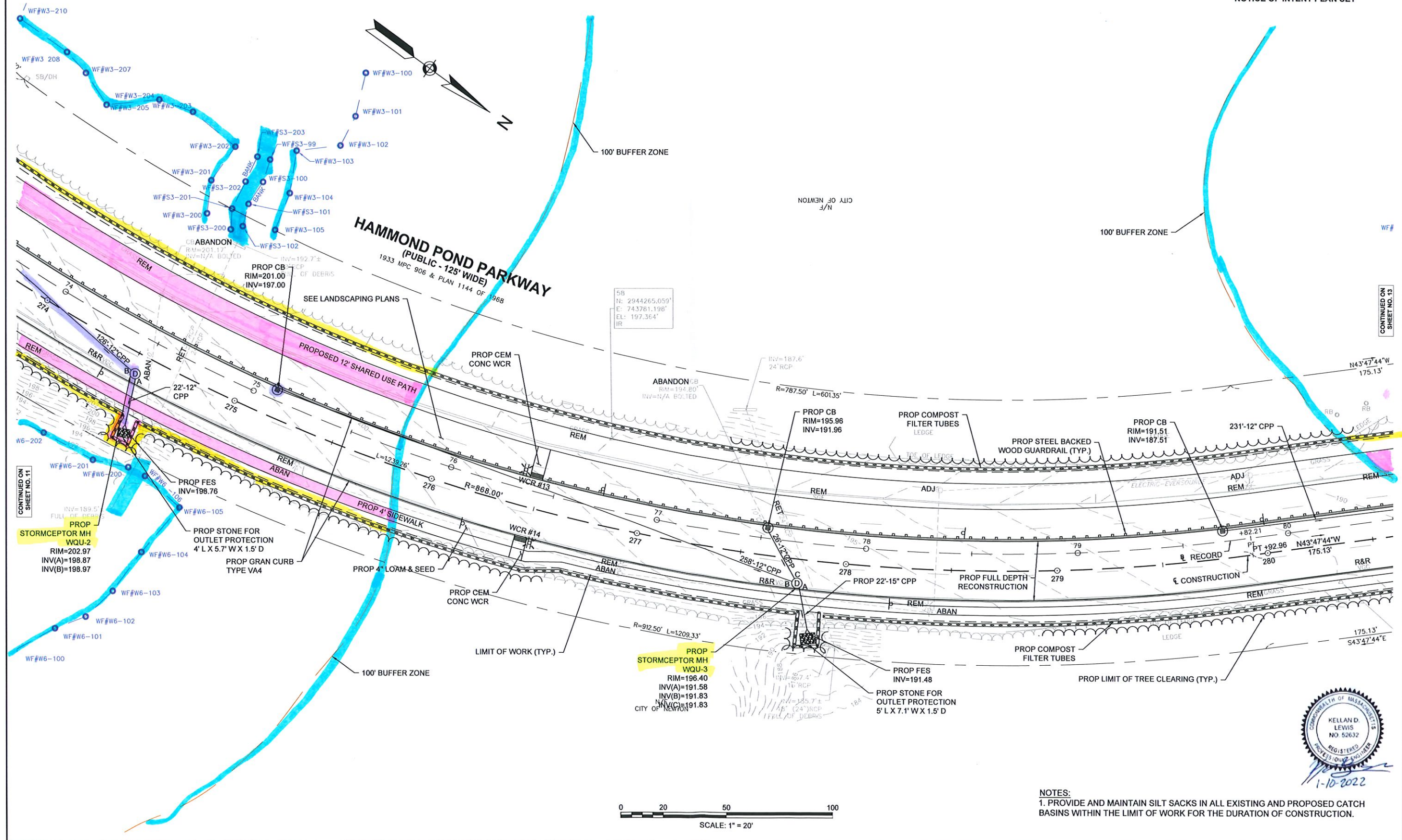
TRAFFIC SIGNAL CONDUIT  
 NONE

LIGHTING  
 SEE SHEET 59

DRAINAGE DETAILS  
 SEE BELOW

FOR PERMITTING PURPOSES ONLY  
 NOT FOR CONSTRUCTION

NEWTON HAMMOND POND PARKWAY			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	12	30
PROJECT FILE NO. _____			
CONSTRUCTION PLAN 6 NOTICE OF INTENT PLAN SET			



NOTES:  
 1. PROVIDE AND MAINTAIN SILT SACKS IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN THE LIMIT OF WORK FOR THE DURATION OF CONSTRUCTION.



CONTINUED ON  
SHEET NO. 13

2837503\_HDI\CONSTRUCTION\PLANS\NOI.DWG Plotted on: 12-Jan-22 4:12 PM



HIGHWAY GUARD DETAILS  
STA 276+52 TO STA 286+00 LT

TRAFFIC SIGNAL CONDUIT  
NONE

LIGHTING  
SEE SHEET 60

DRAINAGE DETAILS  
SEE BELOW

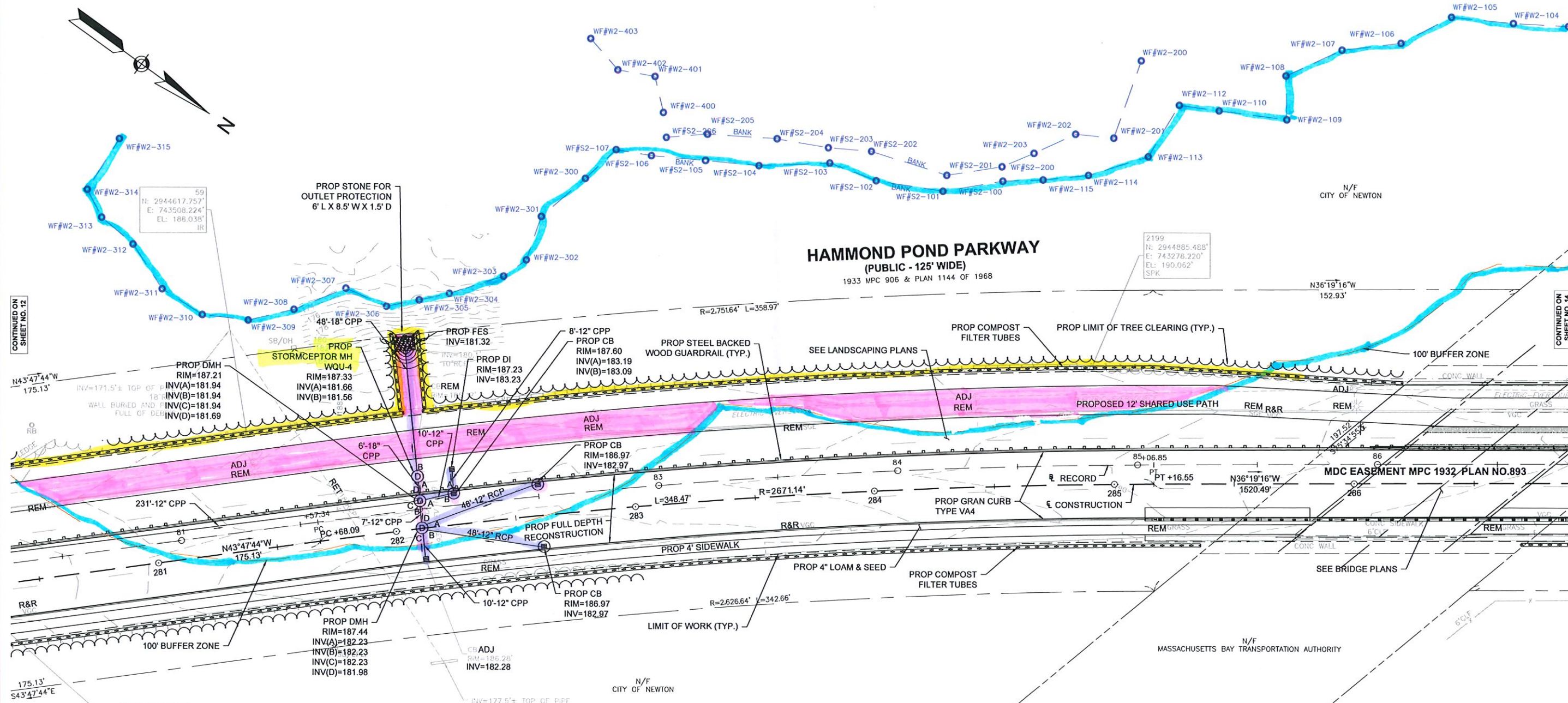
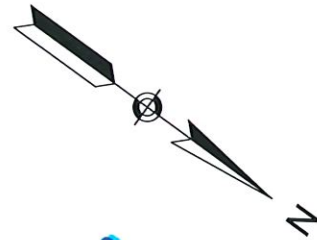
FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION

NEWTON  
HAMMOND POND PARKWAY

STATE	FED AID PROJ NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	13	30

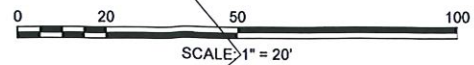
PROJECT FILE NO. -

CONSTRUCTION PLAN 7  
NOTICE OF INTENT PLAN SET



CONTINUED ON  
SHEET NO. 12

CONTINUED ON  
SHEET NO. 14



NOTES:  
1. PROVIDE AND MAINTAIN SILT SACKS IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN THE LIMIT OF WORK FOR THE DURATION OF CONSTRUCTION.





HIGHWAY GUARD DETAILS  
STA 287+57 TO STA 300+06 LT

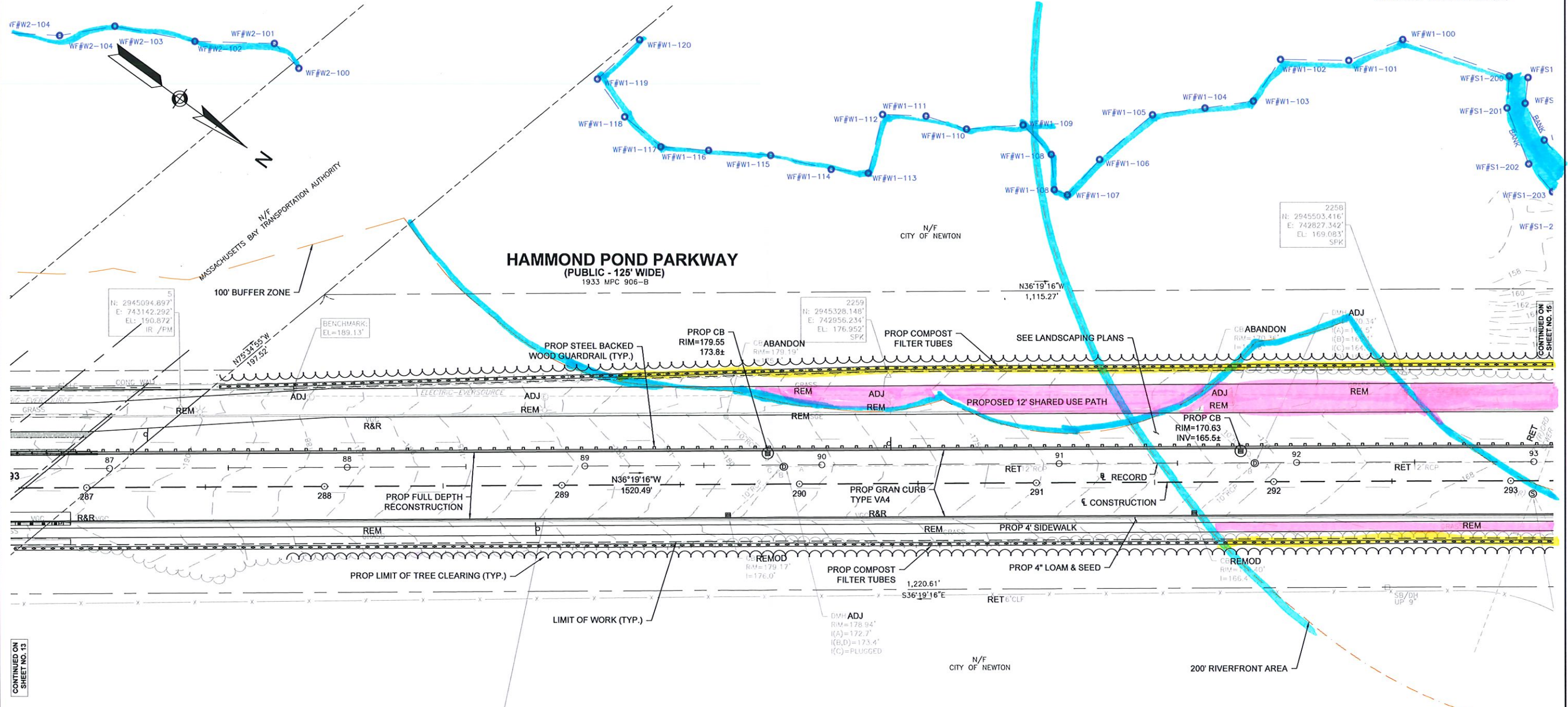
TRAFFIC SIGNAL CONDUIT  
NONE

LIGHTING  
SEE SHEET 61

DRAINAGE DETAILS  
SEE BELOW

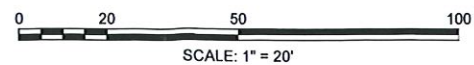
FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION

NEWTON HAMMOND POND PARKWAY			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	NA	14	30
PROJECT FILE NO. -			
CONSTRUCTION PLAN 8 NOTICE OF INTENT PLAN SET			



CONTINUED ON  
SHEET NO. 13

CONTINUED ON  
SHEET NO. 15



NOTES:  
1. PROVIDE AND MAINTAIN SILT SACKS IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN THE LIMIT OF WORK FOR THE DURATION OF CONSTRUCTION.



HIGHWAY GUARD DETAILS  
STA 287+57 TO STA 300+06 LT

TRAFFIC SIGNAL CONDUIT  
NONE

LIGHTING  
SEE SHEET 62

DRAINAGE DETAILS  
SEE BELOW

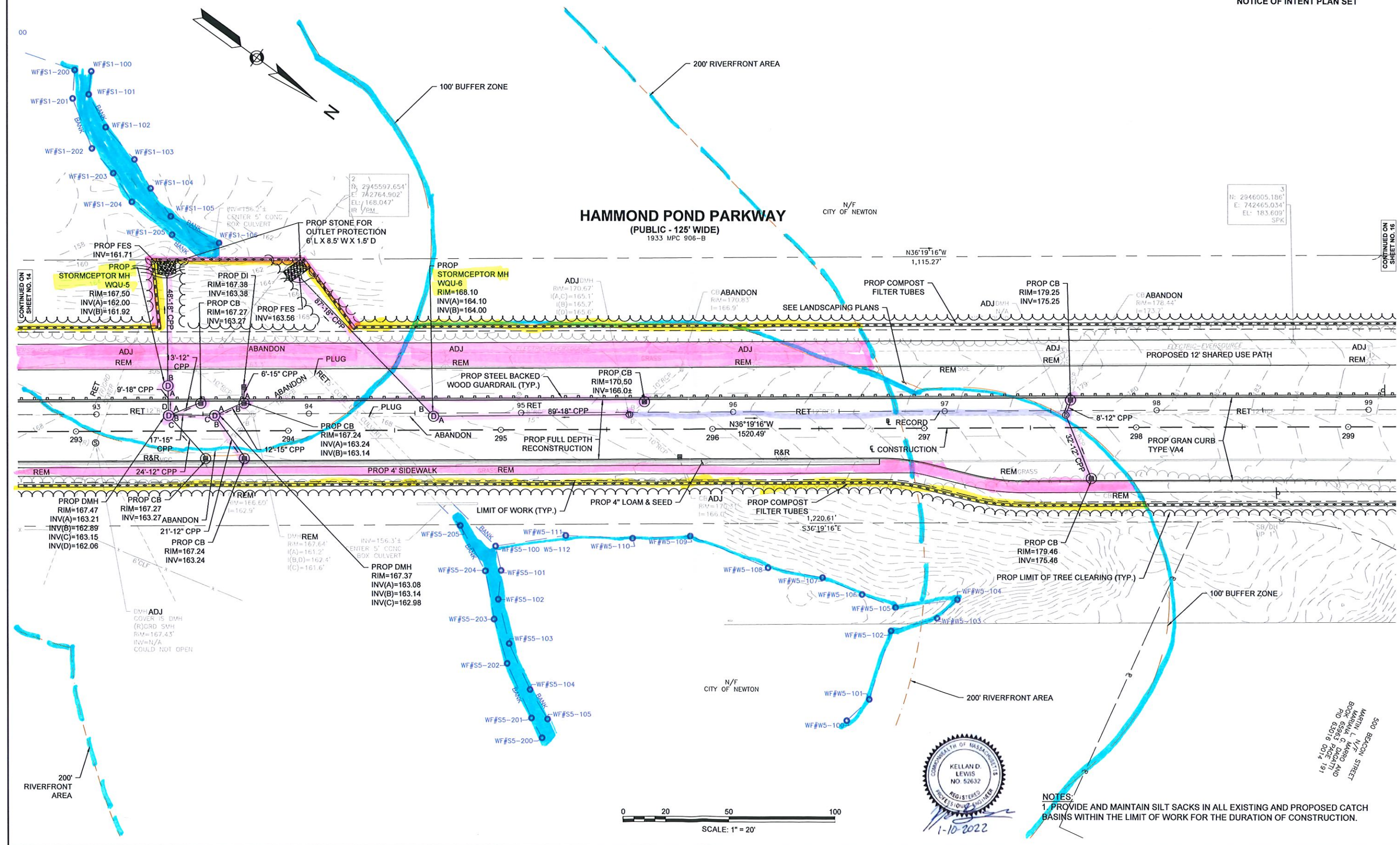
NEWTON  
HAMMOND POND PARKWAY

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	15	30

PROJECT FILE NO. -

CONSTRUCTION PLAN 9  
NOTICE OF INTENT PLAN SET

FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION



NOTES:  
1. PROVIDE AND MAINTAIN SILT SACKS IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN THE LIMIT OF WORK FOR THE DURATION OF CONSTRUCTION.

MARTIN L. LEWIS  
N/F CITY OF NEWTON  
BOOK 85853 PAGE 191  
P.D. 83016 0014

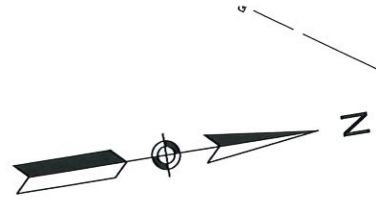
CONTINUED ON  
SHEET NO. 16

2837593\_HDCONSTRUCTIONPLANS-NOI.DWG Plotted on 12-Jan-22 4:13 PM



FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION

59 for 1/27/2022 hearing



175 R BOYLSTON STREET  
N/F  
THE MAY DEPARTMENT STORES  
COMPANY  
BOOK 19488 PAGE 209  
PID 65008 0099A

N/F  
COMMONWEALTH OF MASSACHUSETTS

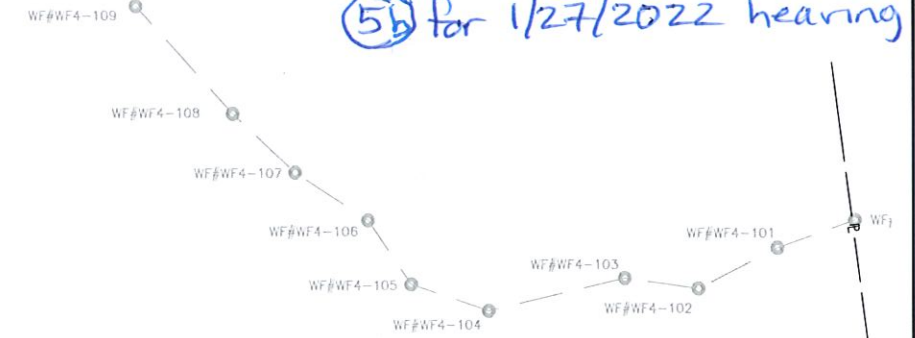
**HAMMOND POND PARKWAY**  
(PUBLIC - VARIABLE WIDTH)

APPROXIMATE ROW LOCATION

THE SHOPS AT CHESTNUT  
HILL DRIVEWAY

EASEMENT PLAN MPC 1961 PLAN 1386

EASEMENT PLAN 464 OF 1971 MPC 1557



PROTECT EXISTING PLANTINGS

EXTEND LOAM AND MULCH PLANT BED

LOW-MOW SEED (TYP.)

SHARED USE PATH, SEE CONSTRUCTION PLANS

PRUNE OR REMOVE EXISTING VEGETATION ALONG PROPOSED USE PATH AND SIDEWALK

WOOD GUARD RAIL, SEE CONSTRUCTION PLANS

CONTINUED ON SHEET NO. 21

LOW-MOW SEED ALL DISTURBED AREAS

WOOD GUARD RAIL, SEE CONSTRUCTION PLANS

REPAVED ROADWAY, SEE CONSTRUCTION PLANS

SHARED USE PATH, SEE CONSTRUCTION PLANS

PCC +57.20

GRANULAR PATH, SEE CONSTRUCTION PLANS

1958 MPC 129 PLAN ROW LOCATION

LOW-MOW SEED (TYP.)

BEGINNING OF GRANULAR PATH

LOW-MOW SEED ALL DISTURBED AREAS

PRUNE OR REMOVE EXISTING VEGETATION ALONG PROPOSED SHARED USE PATH AND SIDEWALK

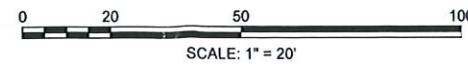
LIMIT OF GRADING

1958 MPC 1291 PLAN ROW LOCATION

CONTINUED ON SHEET NO. 19

N/W LOCATION

N/E ROW LOCATION



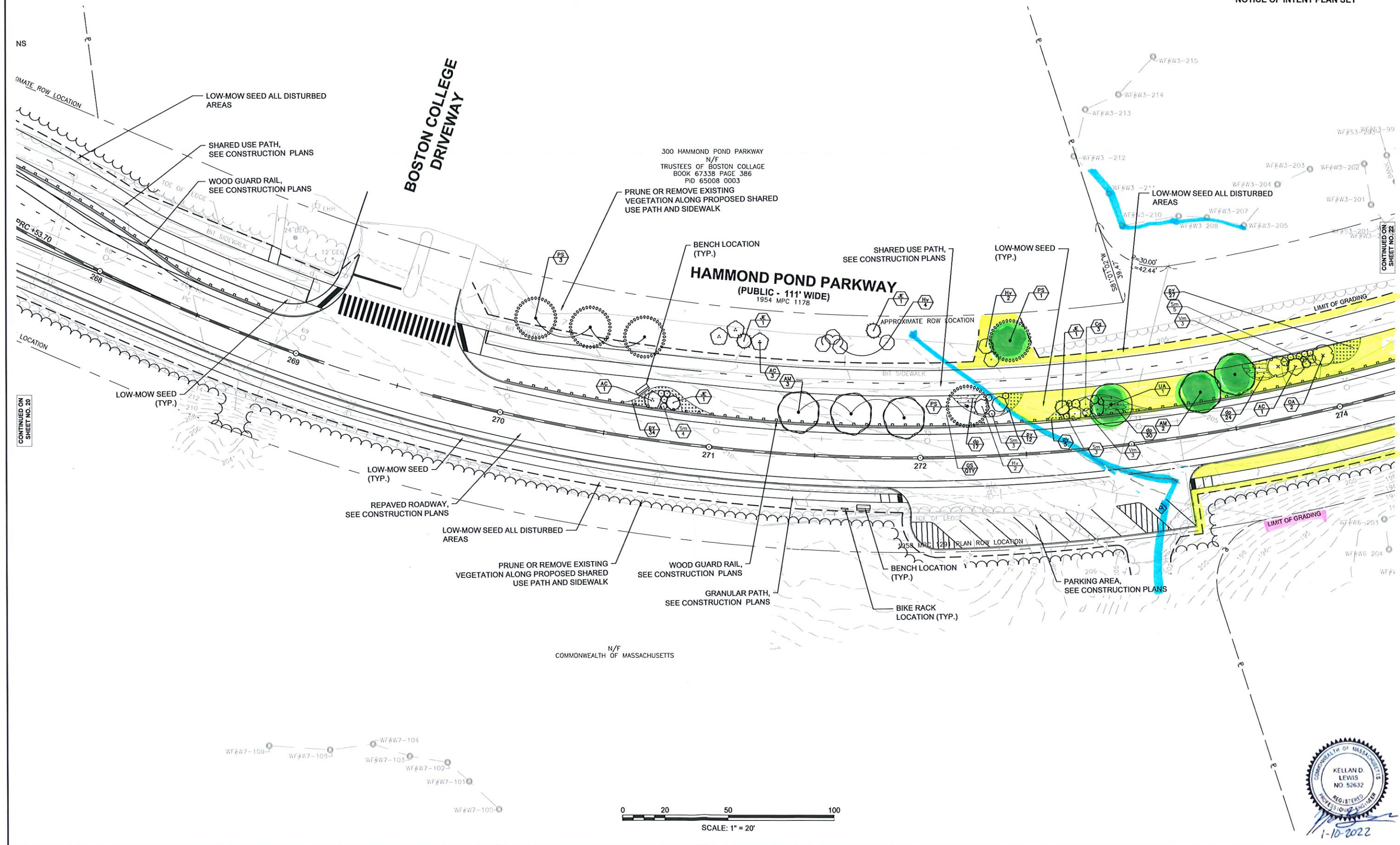


NEWTON  
HAMMOND POND PARKWAY

STATE	FED AID PROJ NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	21	30
PROJECT FILE NO. -			

LANDSCAPE PLANS 5  
NOTICE OF INTENT PLAN SET

FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION



BOSTON COLLEGE  
DRIVEWAY

300 HAMMOND POND PARKWAY  
N/F  
TRUSTEES OF BOSTON COLLEGE  
BOOK 67338 PAGE 386  
PID 65008 0003

PRUNE OR REMOVE EXISTING  
VEGETATION ALONG PROPOSED SHARED  
USE PATH AND SIDEWALK

BENCH LOCATION  
(TYP.)  
**HAMMOND POND PARKWAY**  
(PUBLIC - 111' WIDE)  
1954 MPC 1178

LOW-MOW SEED  
(TYP.)

LOW-MOW SEED ALL DISTURBED  
AREAS

LOW-MOW SEED  
(TYP.)

REPAVED ROADWAY,  
SEE CONSTRUCTION PLANS

LOW-MOW SEED ALL DISTURBED  
AREAS

PRUNE OR REMOVE EXISTING  
VEGETATION ALONG PROPOSED SHARED  
USE PATH AND SIDEWALK

WOOD GUARD RAIL,  
SEE CONSTRUCTION PLANS

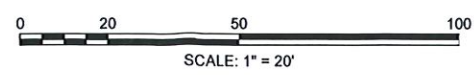
GRANULAR PATH,  
SEE CONSTRUCTION PLANS

BENCH LOCATION  
(TYP.)

BIKE RACK  
LOCATION (TYP.)

PARKING AREA,  
SEE CONSTRUCTION PLANS

N/F  
COMMONWEALTH OF MASSACHUSETTS



CONTINUED ON  
SHEET NO. 20

CONTINUED ON  
SHEET NO. 22



NEWTON  
HAMMOND POND PARKWAY

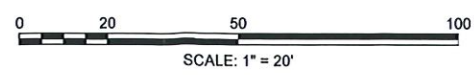
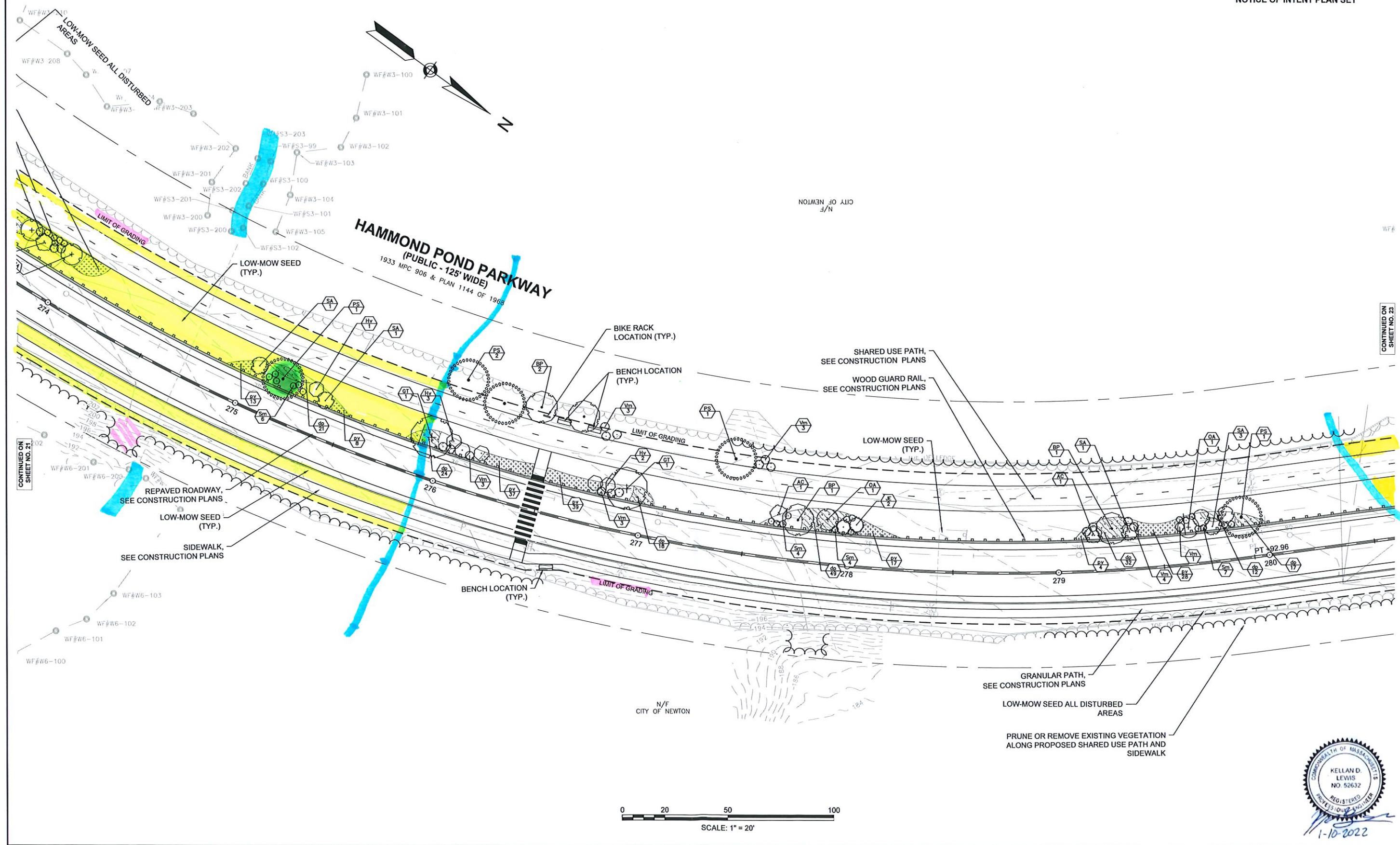
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	22	30
PROJECT FILE NO. -			

LANDSCAPE PLANS 6  
NOTICE OF INTENT PLAN SET

FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION

CONTINUED ON  
SHEET NO. 23

2837503\_HD\LANDSCAPE\PLANS-NOI.DWG Plotted on 12-Jan-22 4:14 PM



CONTINUED ON  
SHEET NO. 21

WF#

N/F  
CITY OF NEWTON

**HAMMOND POND PARKWAY**  
(PUBLIC - 125' WIDE)  
1933 MPC 906 & PLAN 1144 OF 1908

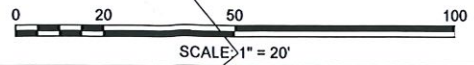
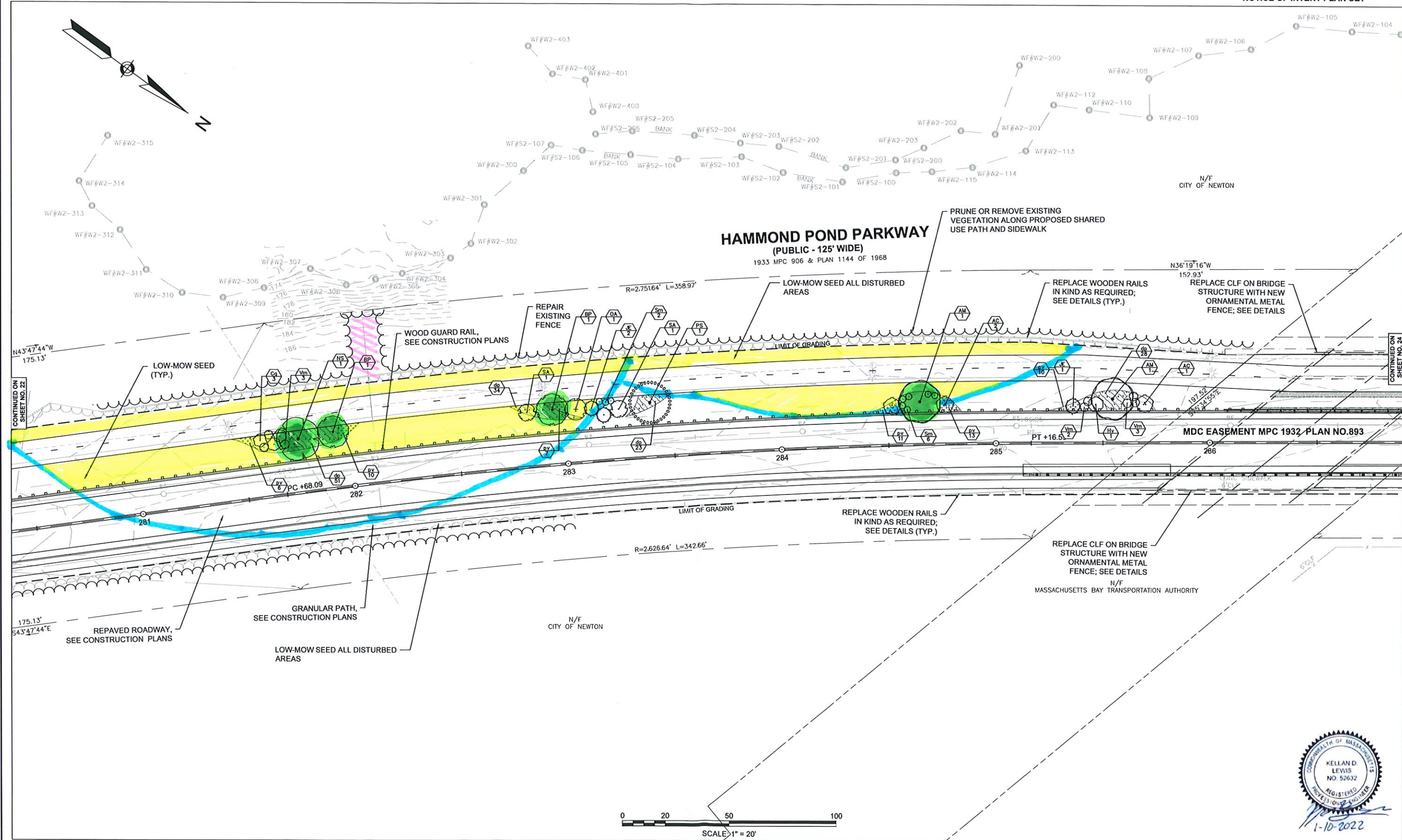


NEWTON  
HAMMOND POND PARKWAY

FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	23	30

LANDSCAPE PLANS 7  
NOTICE OF INTENT PLAN SET



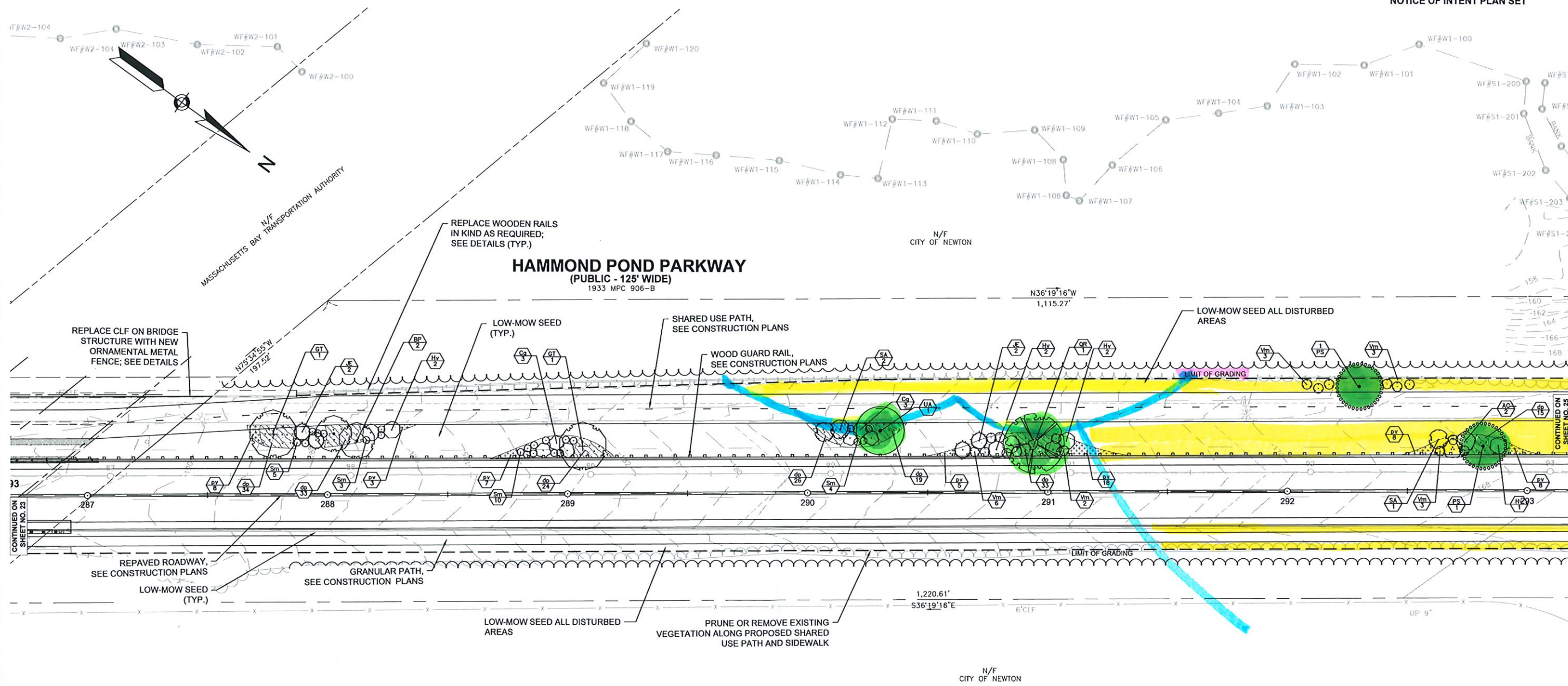


**NEWTON  
HAMMOND POND PARKWAY**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	24	30
PROJECT FILE NO. -			

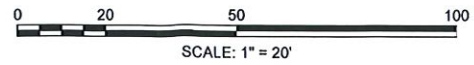
**LANDSCAPE PLANS 8  
NOTICE OF INTENT PLAN SET**

FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION



CONTINUED ON SHEET NO. 23

CONTINUED ON SHEET NO. 25



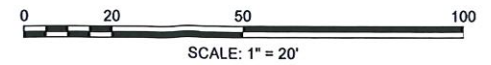
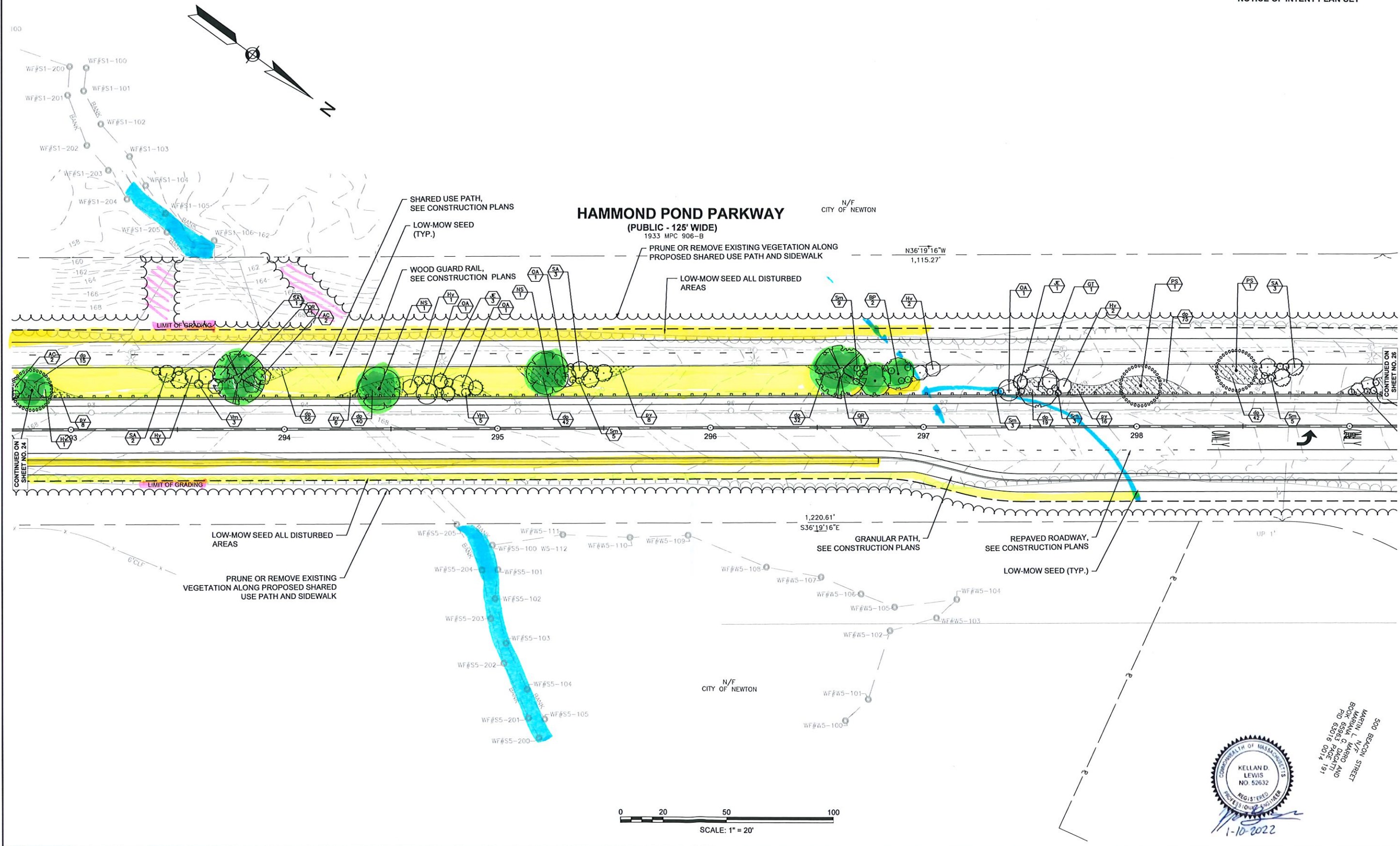


NEWTON  
HAMMOND POND PARKWAY

FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	N/A	25	30

PROJECT FILE NO. -  
LANDSCAPE PLANS 9  
NOTICE OF INTENT PLAN SET



500 BEACON STREET  
N/F  
MARTIN L. MARINO AND  
BOOK 65963 PAGE 191  
P/D 63016 PAGE 191  
1/10/2022

# DETAILED CONSERVATION COMMISSION MINUTES

Date: Thursday, January 6, 2022

Time: 7:00pm

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

**With a quorum present**, the meeting opened at 7:07 pm with Dan Green presiding as Chair.

**Members Present:** Dan Green, Susan Lunin, Judy Hepburn, Leigh Gilligan, Kathy Cade, and Associate Member Sonya McKnight (left early due to problems of internet connectivity)

**Members Absent:** Jeff Zabel, Ellen Katz

**Staff present:** Jennifer Steel, Ellen Menounos

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

## DECISIONS

### I. WETLANDS DECISIONS

#### 1. 100 Boulder Road – NOI (cont'd) – addition to a single-family home – DEP file #239-908

- Owner/Applicant: Amir Nashat
- Representative: Rich Kirby, LEC Inc. (wetland scientist), Brian Timm, RJ O'Connell Assoc (engineers); Maryann Thompson (architect)
- Request: Issue an OOC approving the proposed work
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Flood Zone (114' NAVD88), Riverfront Area, Buffer Zone to Bank
- Project Summary:
  - Construct addition to single-family dwelling on helical piles over existing deck and lawn.
  - Construct an uncovered deck and stairs over existing lawn.
  - Replace the existing paved driveway with a slightly smaller driveway with a trench drain and infiltration stone and piping beneath.
  - Plant native trees and shrubs along stream bank and at rear of the property.
- Presentation and Discussion
  - Rich Kirby identified recent changes to plans that addressed staff questions/concerns:
    - A modified addition and deck, modified planting plan, and added infiltration system.
    - Changed the identification of the wetland at the rear of the parcel from Isolated Vegetated Wetland to BVW with associated 100-foot Buffer Zone.
    - The existing mature shrubs in the back yard have been shown on the planting plans and are due to be protected and preserved within the enhancement planting area.
    - The proposed planting area nearest the house has been "widened" to be more ecologically valuable and is now identified as an "enhancement planting area" rather than "restoration planting area".
    - The "enhancement" planting area at the rear of the property near the BVW now shows existing mature shrubs/saplings and notes that all natives will be preserved.
    - The proposed planting plan now includes 2 canopy trees (1 willow, 1 maple).
    - The owner indicated that several evergreens present in the rear planted area will be preserved. He noted his interest in and willingness to plant more evergreens such as larch, pine, and cypress.
    - Permanent bounds have been included in the plans.
  - The Commission discussed the old, outstanding OOC (239-600) that was not closed with a COC because plants installed were not native, as required in the OOC. The Commission agreed that the new plantings under 239-908 would satisfy the requirements of 239-600 and that 239-600 could be closed out.
- Vote: To close the hearing and issue an OOC with the special conditions listed below. [Motion: Gilligan; Second: Lunin; Roll-call vote: Green (aye), Lunin (aye), Hepburn (aye), Gilligan(aye), Cade (aye); Vote: 5:0:0]



**Mayor**  
*Ruthanne Fuller*

**Director  
Planning &  
Development**  
*Barney Heath*

**Chief  
Environmental  
Planner**  
*Jennifer Steel*

**Assistant  
Environmental  
Planner**  
*Ellen Menounos*

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

**Associate  
Member**  
*Sonya McKnight*

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- No grading, filling, laydown, or construction may take place beyond the erosion control line/limit of work. The only activities allowed beyond the erosion control line/limit of work are invasive removal and native planting, as reflected on the approved plans.
- Concrete washout may not occur on-site or in the adjacent street.
- Proposed enhancement plantings must:
  - Include 1 Atlantic White Cedar or similar native substitute, if availability requires
  - Be installed in compliance with the approved plans (desired changes must be approved by the Conservation Office in advance)
  - Stabilize all exposed areas
  - Have a survival rate of 100 % of total number of trees (after 2 growing seasons)
  - Have a survival rate of 80 % of total number of shrubs (after 2 growing seasons)
  - Have a survival rate of 75 % aerial coverage of all other plants (after 2 growing seasons)
  - Organic leaf-litter mulch shall be applied to minimize erosion and aggressive weed growth, but shall not impede spread of groundcover. Mulch applications shall diminish over time and eventually cease as ground cover species and shrubs spread
- Bounds must be installed as per the approved plans and must be 4"x4" granite or concrete buried at least 3-feet with a reveal of at least 6 inches. There must be an emblem with words to the effect of "Protected Area. Do Not Disturb" attached to each bound.
- If any trees 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).
- Compensatory flood storage must be provided in its entirety, by removing ~795 cubic feet of soil from the site as per the approved plans. This removal shall be documented on the as-built plans.
- The stormwater infiltration system must be installed as per the approved plans and documented on as-built plans.
- Erosion controls shall consist of entrenched silt fence or orange construction fence and staked compost sock where shown on the approved plans.
- Stormwater must be addressed as shown on the approved plans. If the Engineering Department requires changes, the revised plans must be submitted to the Conservation Office for review and approval.
- To protect the water quality of area wetlands, fertilizers shall be of low-nitrogen content and be used in moderation
- To protect the full suite of benefits of area wetlands, wildlife, and native insects and pollinators, no herbicides and pesticides shall be used.
- To protect wetland wildlife, exterior lighting shall:
  - be "dark sky" compliant -- i.e., shielded to prevent any "up lighting" and "backlighting", focused, and directed so as to not illuminate any part of the wetland.
  - have limited blue content to decrease skyglow and disruption of diurnal animals
  - be switched off when not in active use
  - not exceed the illumination shown on the approved photometric plan sheet
- To maintain the flood storage capacity of the site, and to uphold DEP requirements for "unrestricted hydraulic connection", there shall be no enclosure of the addition or the deck other than pre-approved minimal "skirting" allowed under the Conservation Commission's guidelines for Construction in Flood Zone (approved 10/8/20).

**2. 45 Buswell Park – NOI (cont'd) – patio expansion and rain garden – DEP file #239-909**

- Owner: Brittany and Dustin Bennett
- Representative: Rob Gemma, MetroWest Engineering, Inc.; Mike Nowicki, The MacDowell Company (landscaping)
- Request: Issue OOC for the proposed hardscape expansion and rain garden installation.
- Documents Presented: Colored plans, site photos, draft OOC
- Jurisdiction: Land Under Water (not to be touched); City Flood Zone; Buffer Zone to Bank of an Intermittent Stream



- Project Summary: (1) expand an existing patio -- adding 578 sf of impervious area to the Buffer Zone, (2) install a 553 sf (18 cy) rain garden to handle runoff from the rear roof, new synthetic turf, and patio, and (3) install a bridge over the stream channel, (4) install native plants, and (5) remove invasive plants on the far side of the stream.
- Presentation and Discussion:
  - Rob Gemma identified recent changes to the plans that addressed staff questions and concerns.
    - Five granite bounds will be set along the 25-foot NVBZ line, at 6" above grade, Rob Gemma to set them.
    - A wooden arch bridge will span the stream. Rob Gemma will provide Steel a shop drawing for approval.
    - The following woody plants have been added to the plan: (5) tupelo trees in the 25' Naturally Vegetated Buffer Zone at rear of property, (14) sweet gale shrubs in the rain garden, and (8) red-twig dogwood shrubs alongside the brook.
    - Near the stream, all Norway maple saplings will be cut (not pulled) and all buckthorn will be cut and painted (not pulled) to avoid destabilizing the walls of the stream channel.
    - Herbicides use for the control of the Japanese knotweed was detailed in writing.
    - Where the 8' solid panel privacy fence intrudes into City Flood Zone, it will be elevated 6" from the ground and have lattice of at least 50% openness in the lower 1-2 feet, to allow flood waters to flow freely.
    - Outdoor lighting will be minimal and can be conditioned to protect the stream corridor.
- Vote: To close the hearing and issue OOC with the special conditions listed below. [Motion: Lunin; Second: Gilligan; Roll-call vote: Green (aye), Lunin (aye), Hepburn (aye), Gilligan(aye), Cade (aye); Vote: 5:0:0]
  - To minimize the risk of trapping debris in the stream channel, the overflow pipe from the rain garden may not intrude beyond the inner surface of the wall of Hyde Brook.
  - Landscape and rain garden plantings within Commission jurisdiction must:
    - Be installed more-or-less concurrently with the construction of the patio
    - Stabilize all exposed areas
    - Be installed in compliance with the approved plans (desired changes must be approved by the Conservation office in advance)
    - Have a survival rate of 80 % of total number of trees (after 2 growing seasons)
    - Have a survival rate of 75 % of total number of shrubs (after 2 growing seasons)
    - Have a survival rate of 75 % aerial coverage of all other plants (after 2 growing seasons)
  - Bounds must be:
    - installed more-or-less concurrently with the construction of the rain garden
    - at least 3' long and buried with a reveal of at least 6"
  - If any trees within the wetland or buffer within the project area that were due to be protected 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).
  - Compensatory flood storage must be provided in its entirety as per the plan and must be reflected on the as-built plans.
  - Final grading (after all loam and/or sod has been installed) must comply with the approved plans to provide all flood storage capacity illustrated.
  - Invasive control must be undertaken as per the approved plans.
  - To protect the water quality of area wetlands, fertilizers shall be of low-nitrogen content and be used in moderation
  - To protect the full suite of benefits of area wetlands, wildlife, and native insects and pollinators, no herbicides and pesticides shall be used.
  - To protect wetland wildlife, exterior lighting shall:
    - be "dark sky" compliant -- i.e., shielded to prevent any "up lighting" and "backlighting", focused, and directed so as to not illuminate any part of the wetland.
    - have limited blue content to decrease skyglow and disruption of diurnal animals
    - be switched off when not in active use

### **3. 135 Selwyn Rd – NOI – single story addition and two decks -- DEP #239-912**

- Owner/Applicant: Barbara Chandra
- Representative: Tom Schutz, Goddard Consulting; Barbara and Laura Chandra
- Request: Issue OOC for proposed work.
- Documents Presented: mitigation planting plan, civil plan, site photos, draft OOC
- Jurisdiction: Riverfront area, BLSF (120.2 CNVD or 113.8 NAVD88), City Floodplain

- Project Summary:
  - Construct a single-story addition in place of an existing deck and construct an associated landing and deck. This will add 360 sf of impervious area and fill 5 cubic feet of flood storage.
  - Remove and replace a solid stone exterior stair with an open wood stair to provide compensatory flood storage.
  - 41 cubic feet of compensatory storage will be provided.
  - Install 750 sf mitigation planting bed along the southern property boundary / stream side.
- Presentation and Discussion:
  - Tom Schutz addressed staff questions and concerns.
  - Staff noted that the wood stairs may not be fully enclosed, as per the Commission's Flood Storage policy.
  - Staff noted that spaces between deck boards and stone under the deck are required to ensure infiltration.
  - Staff noted that permanent bounds should be installed (either rebar with mushroom caps or granite or concrete posts) to ensure the long-term protection of the mitigation planting area.
  - Staff noted that removal of historic dumped mulch and yard waste should be incorporated in the plans.
  - Tom Schutz suggested flowering dogwood trees as an acceptable substitute for black birch trees.
  - Staff noted that no new loam has been identified on the plans and cannot be brought on to the site because of flood storage concerns. Scarification prior to seeding is recommended.
  - Staff suggested considering a seed mix in the planting area.
  - Mature trees were recently removed from along the stream, in what is now "playground" area. This area is actually outside the subject property line. Steel suggested that the Commission could consider allowing the applicant plant 1-2 of the trees shown as to be planted in the mitigation plan on the subject property in the "playground" area to mitigate the unpermitted tree removal.
  - The fact that the owners are using City land as if it were private land is not within the Commission's purview, but Judy Hepburn asked that staff inform DPW of the historic encroachment.
  - The planting plan presented appears to assume that there is no mature vegetation in the mitigation area, but in reality there are shrubs, some of which are native.
  - Steel suggested that the applicant work with the consultant to develop and submit a revised planting plan that shows existing vegetation and an appropriately diverse, wide, and bounded mitigation planting area.
- Vote: To accept the applicant's request to continue the hearing to Jan 27, 2022. [Motion: Lunin; Second: Hepburn; Roll-call vote: Green (aye), Lunin (aye), Hepburn (aye), Gilligan(aye), Cade (aye); Vote: 5:0:0]

#### **4. 56 Roosevelt Rd – NOI – rebuilding and expansion of sunroom -- DEP #239-???**

- Owner/Applicant: Jordan Schwartz
- Representative: Jordan Schwartz
- Request: Issue OOC for proposed work.
- Documents Presented: Civil plan
- Jurisdiction: BLSF (122' CNVD), City Floodplain
- Project Summary: Remove 7'x12' sunroom on pilings. Replace it with a 7'x 15.2' sunroom on piers with lattice screening
- Presentation and Discussion
  - Staff feel that the added footprint is small and that the project is appropriately constructed on pilings to minimize fill in Flood Zone.
  - Staff feel that the creation of compensatory storage as shown on the plans might be too disruptive and suggested that the Commission instead allow the applicant to remove excess material from under the expanded sunroom footprint.
  - Staff noted that any new lattice must comply with the Commission's Flood Storage policy of 50% open space.
- Vote: Lacking a DEP file number, the Commission voted to accept the applicant's request to continue the hearing to Jan 27, 2022. [Motion: Gilligan; Second: Hepburn; Roll-call vote: Green (aye), Lunin (aye), Hepburn (aye), Gilligan(aye), Cade (aye); Vote: 5:0:0]

#### **5. 152 Suffolk Rd – NOI -- DEP #239-911**

- Owner/Applicant: Yelena Dudochkin
- Representative: Tim McGuire, Goddard Consulting
- Request: Continue to the 1/27 hearing to incorporate Staff comments
- Documents Presented: Plans, arborist report, site photos.
- Jurisdiction: Riverfront Area, BVW, Buffer Zone

- Proposed Project Summary:
  - Within RFA: construct a 20'x40' swimming pool, patio with fire pit, retaining wall, 6' metal and cedar post fence, 18'x25' greenhouse, and planting. Total new impacts to the outer riparian zone will total ±2,976sf.
  - Within BZ to BVW: construct a sports court, greenhouse, in-ground trampoline, retaining wall, and fence.
  - Overall: remove 28 mature trees, some of which are ailing or dead.
  - Overall: grading and the construction of retaining walls.
  - Overall: mitigation and enhancement plantings.
- Vote: To accept the applicant's request to continue the hearing to Jan 27, 2022, w/ materials due 1/13/2022. [Motion: Cade; Second: Gilligan; Roll-call vote: Green (aye), Lunin (aye), Hepburn (aye), Gilligan(aye), Cade (aye); Vote: 5:0:0]

#### **6. 55 Bernard St – unpermitted tree cutting in RFA – DEP #239-871**

- Owner: Ivan Brown      Representatives (not present): Natalie Ducharme-Barth, Merrifield Garden & Design
- Request: Remedy violation by accepting a planting plan
- Documents Presented: hand-drawn planting plan
- Jurisdiction: RFA
- Presentation and Discussion: The owner and representative were not present at the meeting. But the commission discussed and approved the proposed planting plan with the following required modifications:
  - The 3 “white” birches shall be substituted with 3 native trees: 1-2 native birches (river and/or grey) and 1-2 swamp white oaks.
  - The 6 “American lilac” shall be substituted with 6 native shrubs (6 swamp azaleas).
  - The remainder of the plants are native and the planting plan was deemed appropriate. Planting should occur in the spring and the “2-growing season clock” will start.
- Consensus: Steel will draft an official memo summarizing the Commission's decision.

#### **7. 30 Selwyn Rd – Minor Plan Change Request – replace chainlink fence with wooden fence – DEP #239-851**

- Owner/Applicant: Dan Bermenko      Representative: Dan Bermenko
- Request: Approve as a minor plan change replacement of existing chain link fence along stream with a wood privacy fence.
- Documents Presented: Applicant's fence design options for water-permeable-bottom of fence
- Jurisdiction: Flood Zone, RFA
- Presentation and Discussion:
  - The project site has a “credit” of 22 cubic feet of flood storage; roughly 2 feet of the proposed fence will be within the flood elevation; the fence will be parallel to the stream, ~83 feet long, elevated 6” to allow the passage of wildlife and wood.
  - All fence bottom styles presented were acceptable to the Commission: louvers, slats, and lattice.
- Consensus: Steel will draft an official memo summarizing the Commission's decision.

#### **8. 10 Gambier Street – COC Request – disconnect cesspool, connect to sewer – DEP #239-608**

- Owner: Owen Hughes      Applicant: Owen Hughes      Representative: Verne Porter
- Request: Issue a complete COC.
- Documents Presented: site photos
- Jurisdiction: Buffer Zone
- Presentation and Discussion: The owner/representative was not present at the hearing. All required COC materials have been received. A staff site visit on 8/4/21 found general compliance with the OOC and memorandum regarding cutting back Japanese knotweed. New raised bounds are in place.
- Vote: To close the hearing and issue a complete COC. [Motion: Lunin; Second: Gilligan; Roll-call vote: Green (aye), Lunin (aye), Hepburn (aye), Gilligan(aye), Cade (aye); Vote: 5:0:0]

#### **9. Preliminary Informal Discussion - Various Parks, Recreation & Culture Athletic Field/Facility Improvement Projects**

- Representative: Luis Perez Demorizi, Nicole Banks, Greg Mellett
- Request: Provide the Conservation Commission with a preview of the pending field improvement projects that are likely to require Conservation Commission permitting.
- Presentation and Discussion:

- Luis Perez Demorizi provided a PowerPoint presentation illustrating the pending field improvement projects that will have some Conservation Commission jurisdiction: Gath Pool, Crystal Lake accessibility and Left Beach improvements, Warren House fields, and NSHS/Brown/Oak Hill fields. He will send the presentation to the Commission.
- Commissioners noted their interest in: lighting; artificial turf infill materials; the control of artificial turf infill materials during removal, installation, and use; all Crystal Lake planning efforts;
- Consensus: The Commission would like to have preliminary meetings with PRC about Crystal Lake planning efforts.

**II. CONSERVATION AREA DECISIONS**

- 10. Old Deer Park - Ira Wallach Memorial Trail** – Green is getting estimates on the cost of plaque on a post. Steel has checked into trail marking posts. Installation will likely have to wait until spring.

**III. ADMINISTRATIVE DECISIONS**

**11. Minutes of 12/9/21 to be approved**

- Documents Presented: Draft 12/9/21 minutes as edited by Susan Lunin
- Vote: to approve the 12/9/21 minutes. [Motion: Cade; Second: Hepburn; Roll-call vote: Green (aye), Lunin (aye), Hepburn (aye), Gilligan(aye), Cade (aye); Vote: 5:0:0]
- Note: Gilligan will edit the 1-6-22 minutes.

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

**UPDATES** – none at this time

**ADJOURN** Vote: to adjourn at 10:00. [Motion: Cade; Second: Hepburn; Roll-call vote: Green (aye), Lunin (aye), Hepburn (aye), Gilligan(aye), Cade (aye); Vote: 5:0:0]