

CONSERVATION COMMISSION AGENDA

Date: Thursday, Sept 1, 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>

Contact 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.

DECISIONS

A. WETLANDS DECISIONS

1. 7:00 – 107 Truman Rd – NOI – partial demo and construction of a single-family home – DEP #239-935

- Owner/Applicant. Lev Sachakov
- Representatives. John Rockwood, Eco-tec
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. RFA, BLSF, BZ
- Performance Standards.

Riverfront Area: 10.58(4)

- General Performance Standard...no practicable and substantially equivalent economic alternatives...no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131 § 40.
 - (a) Protection of Other Resource Areas. The work shall meet the performance standards for all other resource areas within the riverfront area...
 - (b) Protection of Rare Species. No project may be permitted within the riverfront area which will have any adverse effect on specified habitat sites...

RFA: Redevelopment in Previously Developed Riverfront Areas; Restoration & Mitigation: 10.58(5)

- ... work improves existing conditions.
- Work to redevelop previously developed riverfront areas shall ...:
 - (a) At a minimum, work shall result in an improvement over existing conditions ...
 - (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



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

Contact

Information

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Newton, MA 02459*

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jsteel@newtonma.gov

(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....

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.

Buffer Zone 10.53(1): General Provisions: "... the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area.

- Proposed Project Summary.
 - Demo front walk, steps, and landing. Demo rear mudroom and patio.
 - Construct front and rear additions on piers. Expand deck at rear (no change to existing deck posts.) Remove concrete patio at rear and convert to lawn.
 - No trees are proposed to be removed. Mature evergreen hedge at rear of property will be pruned. Existing edge of lawn will be maintained. No restoration or enhancement is proposed.
 - Project will result in a decrease in impervious surface.
 - Proposed increase in flood storage capacity is 331 cf.
 - Proposed reduction in degraded area is 33.7 sf.
 - No formal stormwater improvements are proposed.
- Staff Notes.
 - City Engineering has approved the project design as-is.
 - Project will require limited equipment and limited excavation.
 - Two easements occur on property. A sewer/drain easement and a drain easement.
 - Property has a large driveway which was recently repaved by City. Proposed erosion on east side stops at pavement. Soil stockpile and concrete washout areas seem appropriately located on the other side of the property.
 - Proposed lawn in back (conversion) could be difficult to establish due to shade.
 - Currently there are concrete spoils and exposed pipes at NE corner near South Meadow Brook.
- Staff Recommendation.
 - Once all questions have been answered, vote to close the hearing and issue an OOC with the state's required conditions, Newton's special conditions, and site-specific special conditions.

2. 7:25 – 162 Islington Rd – NOI – driveway expansion, deck, shed, landscaping – DEP #239-934

- Owner/Applicant. Daniel and Emily VanHassel
- Representatives. John Rockwood, Eco-tec
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. BZ to BVW of a small pond on the abutting property to the north and west.
- Performance Standards. Buffer Zone 10.53(1): General Provisions: "... the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area.
- Proposed Project Summary.
 - Remove rear landing, stairs, and stone patio.
 - Repave/expand driveway and add a cape cod berm, construct wood deck and stairs on footings, construct shed, short segments of retaining walls, add boulder borders, regrade rear lawn, and establish landscape beds to define the area and stabilize the slope.
 - Proposed shed is part in BZ and part out.
 - Rear lawn and plantings are part in BZ and part out.
 - No formal mitigation or enhancement areas are proposed, so no formal monitoring is proposed.
- Staff Notes.
 - Extreme topography on property—retaining walls at front of property will be rebuilt for safety and longevity. Most of that work is outside of Con Com jurisdiction.
 - Entrenched silt fence + compost sock would provide better erosion control.
 - A full set of landscape plans was included with application.
 - Tree protection plan and details should be provided for canopy preservation.
 - Scale bar on engineering plans needs to be fixed.

- Staff Recommendation.
 - Once all questions have been answered, vote to close the hearing and issue an OOC with the state's required conditions, Newton's special conditions, and site-specific special conditions.

3. 7:50 – 518 Quinobequin Rd – NOI cont'd – demo/rebuild single family home – DEP #239-928

- Owner/Applicant. Vsevolod Vagodny
- Representatives. John Rockwood, Eco-Tec; Tom Ryder, RAV Engineering
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. RFA
- Performance Standards.

RFA: Redevelopment in Previously Developed Riverfront Areas; Restoration & Mitigation: 10.58(5)

 - ... work improves existing conditions.
 - Work to redevelop previously developed riverfront areas shall ...:
 - (a) At a minimum, work shall result in an improvement over existing conditions ...
 - (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....
- Proposed Project Summary.
 - Remove existing single-family house, construct new single-family house with two-car garage.
 - Degraded area will be increased by 99 sf.
 - Install a 350 sf (3.5 : 1) mitigation planting area: 14 shrubs and 14 small shrubs/groundcover.
 - No trees will be cut.
- Staff Notes.
 - The project seems to fully comply with the Riverfront regulations.
 - Revised plan with a revision date of 8/13/2022 addresses Engineering concerns.
 - Low bush blueberry been removed from planting plan based on viability concerns. Low shrubs will be New Jersey tea, juniper, and bush honeysuckle (all native.)
 - The O&M plan has not been revised, and staff have the following comments:
 - Plan is a mixture of pre-construction, construction period, and post-construction information, which could be confusing to the landowner.
 - O&M plan contains no specifics about the infiltration system (what the components are, how to inspect, what to inspect for, or how to clean).
 - Staff is still concerned about the health/safety of the 24" tree shown inside the erosion control line.
- Staff Recommendation.
 - Seek improved/detailed tree protection plan.
 - Seek modifications to the O&M plan.
 - Once all questions have been answered, vote to close the hearing and issue an OOC with the state's required conditions, Newton's special conditions, and the following site-specific special conditions:
 - Must the install infiltration system
 - Must install the planting area
 - Must install bounds
 - Include a continuing condition prohibiting further alteration within the restoration or mitigation area.

4. 8:15 – 326 Fuller St – NOI – course-wide drainage improvements at Brae Burn Country Club – DEP #239-???

- Owner/Applicant. Sean McLaughlin, Brae Burn Country Club
- Representatives. Sarah Stearns & Andrew Gorman, Beals and Thomas
- Request. Issue OOC.
- Documents in packets. Locus map, plans

- Additional documents presented at meeting. Site photos
- Jurisdiction. Buffer Zone only (to BVW and Bank of Cheesecake Brook.)
- Performance Standards. Buffer Zone 10.53(1): General Provisions: "... the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area.
- Proposed Project Summary.
 - Work is proposed to remedy a pattern of flooding which results in golf course closure, inconsistent flow to Cheesecake Brook, anaerobic soils, and compaction. The goal is for precipitation to percolate before it reaches gravity pipes, resulting in a more consistent volume of flow to Cheesecake Brook.
 - Work consists of trenching channel drains and basins in 4 areas of heavy surface flow. Trenches will convey surface runoff to nearby intermittent streams and water features. System design allows for seepage thru trench sidewalls.
 - Methods: Using a trencher (or excavator if ledge is found), trenches will be 2-4' deep; turf will be removed with a sod-cutter and reinstalled; trenches will be backfilled with sand. Existing drain lines will be abandoned in place.
 - There will be temporary work on bank, as part of the work.
 - Total linear feet of trenching within the buffer zone is approximately 6665 lf.
 - Mitigation: a no mow strip 3' wide x 850' long will be able to revert to natural conditions.
- Staff Notes.
 - The club had a comprehensive drainage study done by other.
 - No comments or recommendations from Engineering on this proposed work.
 - Mitigation could be larger, more specific, and more intentional.
- Staff Recommendation.
 - Once all questions have been answered, vote to close the hearing and issue an OOC with the state's required conditions, Newton's special conditions, and site-specific special conditions.

5. 8:40 – 115 Elinor Rd – NOI – single-family home demo and construction – DEP #239-???

- Owner/Applicant. Alan Mayer Architects
- Representatives. Ryan Roseen, Goddard Consulting
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. BLSF
- Performance Standards.
 - 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.
- Proposed Project Summary.
 - Demo single-family home, construct new single-family home. Pool will not be demolished.
 - 1 stormwater recharge system was proposed in initial design: a simple stone leaching bed with perforated pipes (10' wide x 22' long)
- Staff Notes.
 - One of the proposed cut/fill areas is partly outside LOW.
 - Plan needs tree removal/preservation/protection details. Property contains several mature and healthy canopy trees. Some are inside, some outside the floodplain.
 - Per the City's Stormwater Ordinance and Regulations, all proposed impervious areas must be recharged, and system must meet all design standards. Second engineering review forthcoming.
- Staff Recommendation.
 - Once all questions have been answered, vote to close the hearing and issue an OOC with the state's required conditions, Newton's special conditions, and site-specific special conditions.

6. 9:05 – 100 Boulder Road – informal discussion re Minor Plan Change – DEP #239-908

- Owner/Applicant. Amir Nashat
- Representative. Chris McDonnell, RJ O'Connell
- Request. Determine if proposed design changes constitute a Minor Plan Change, or if applicant needs to refile.
- Jurisdiction. Flood Zone (114' NAVD88), Riverfront Area, Buffer Zone to Bank

- Documents Presented.
 - Comparison of Unenclosed Deck Designs and Rendering
 - Table: Comparison of Impervious Area and Mitigation
 - Table: Comparison of Degraded Area and Riverfront Restoration Area
 - Excerpt of previously approved plan showing restoration and enhancement
 - Table: Comparison of Approved vs Proposed Flood Plain
- Presentation and Discussion.
 - OOC was issued Jan 10, 2022.
 - Design change 1: Slightly expand first level decking.
 - Design change 2: Replace previously-approved pervious deck with an at-grade pervious paver patio.
- Consensus. Staff will draft an official memo summarizing the Commission's decision.

B. CONSERVATION AREA DECISIONS

7. 9:30 – Presentation and approval of Eagle Scout Rohan Peters Cliff Trail Project

- Owner. Conservation Commission
- Representative. Rohan Martin Peters, Eagle Scout candidate
- Request. Approve completed Eagle Scout project
- Project Summary. Construction of stairs at trail by cliffs in the NW corner of Webster Conservation Area.
- Presentation and Discussion.
 - Scout's photos show the new set of stairs at Webster Woods, which are well-designed and installed.
 - Scout installed the first 3 steps as a prototype, prior to full workday(s) with troop.
 - Discuss what nearby blazing or signage is in place or planned.
- Jurisdiction. Buffer Zone
- Staff Recommendation. To have staff sign Eagle Scout workbook.

C. 9:40 – ADMINISTRATIVE DECISIONS

8. Minutes to be approved

- Documents in packets. Draft 8/11/22 minutes as edited by Kathy Cade.
- Staff Recommendation. Vote to approve the 8/11/22 minutes.
- Volunteer. Who will volunteer to review the 9/1/22 minutes?

D. 9:40 – ISSUES AROUND TOWN DECISIONS

UPDATES

E. 9:40 – WETLANDS UPDATES

F. 9:40 – CONSERVATION AREA UPDATES

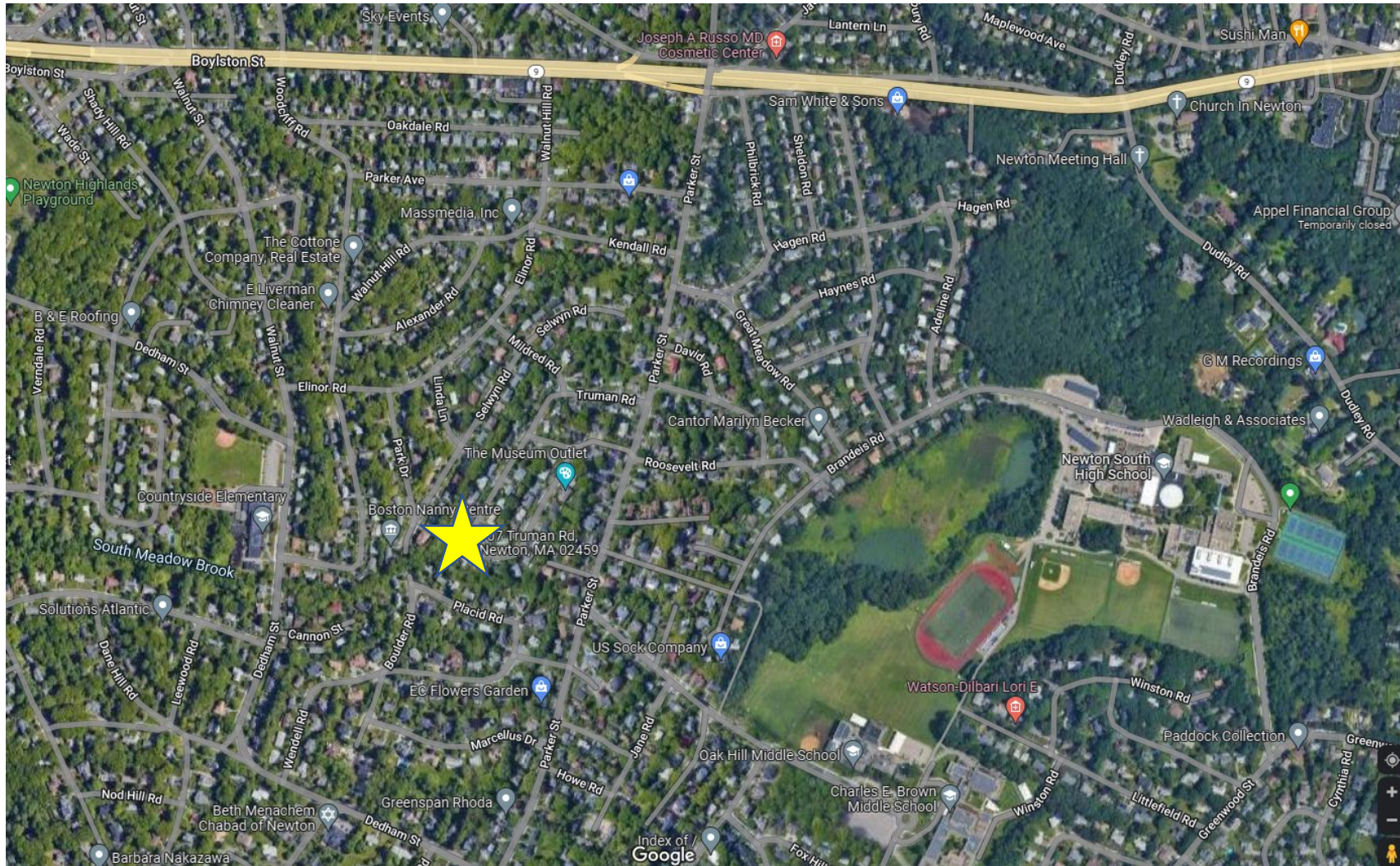
G. 9:40 – ADMINISTRATIVE UPDATES

H. 9:40 – ISSUES AROUND TOWN UPDATES

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

ADJOURN

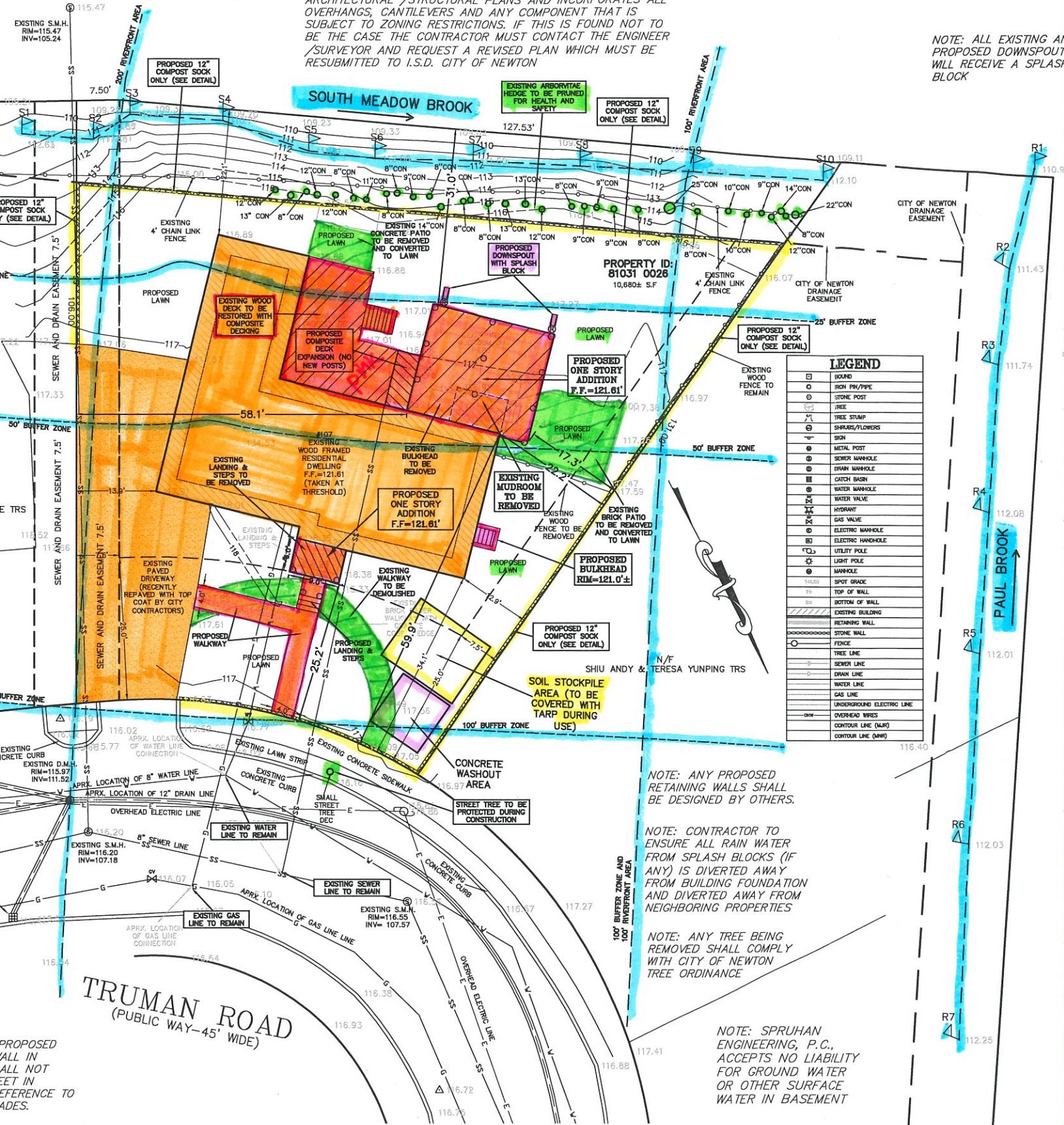
107 Truman Rd



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NOTE: CONTRACTOR TO ENSURE THAT THE BUILDING FOOTPRINT REPRESENTED ON THIS PLAN IS THE SAME AS THE PROPOSED ARCHITECTURAL /STRUCTURAL PLANS AND INCORPORATES ALL OVERHANGS, CANTILEVERS AND ANY COMPONENT THAT IS SUBJECT TO ZONING RESTRICTIONS. IF THIS IS FOUND NOT TO BE THE CASE THE CONTRACTOR MUST CONTACT THE ENGINEER /SURVEYOR AND REQUEST A REVISED PLAN WHICH MUST BE RESUBMITTED TO I.S.D. CITY OF NEWTON

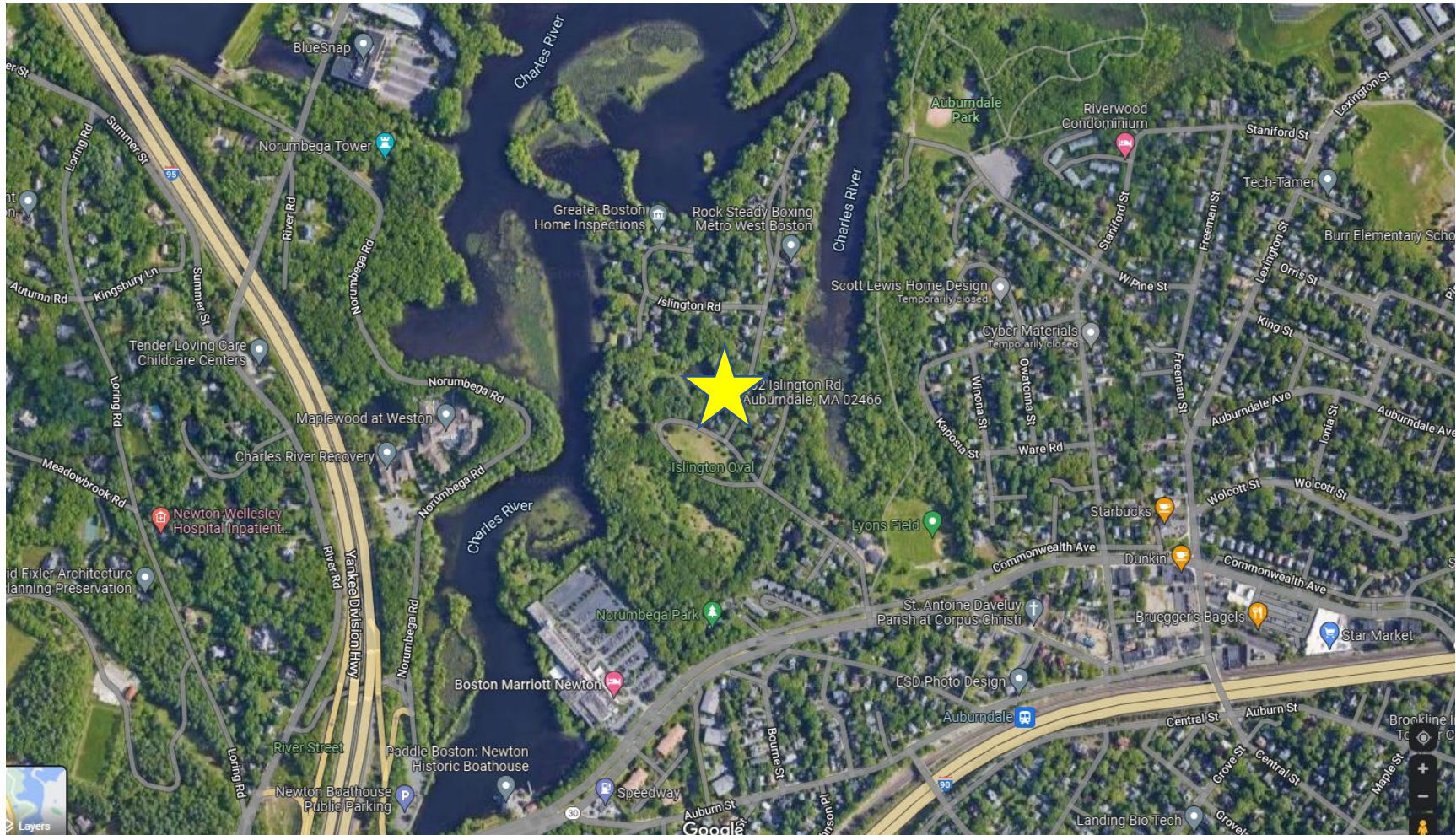
NOTE: ALL EXISTING AND PROPOSED DOWNSPOUT WILL RECEIVE A SPLASH BLOCK



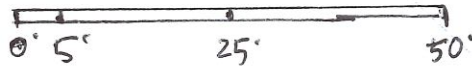
TRUMAN ROAD
(PUBLIC WAY-45' WIDE)



162 Islington Rd



SCALE BAR



- NOTES:
1. INFORMATION SHOWN ON SPRUHAN ENGINEERING, P.C.
 2. DEED REFERENCE: BOOK PLAN REFERENCE: PLAN B PLAN REFERENCE: PLAN E MIDDLESEX COUNTY SOUTH
 3. THIS PLAN IS NOT INTEN
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 7. FIRST FLOOR ELEVATION:
 8. ZONING INFORMATION: S
 9. THE ELEVATIONS SHOWN

NOTES:
PLEASE SEE LANDSCAPE PLAN SET FOR PROPOSED PROJECT DETAILS AND PLANTING SPECIFICATIONS.

NOTE: ANY TREE BEING REMOVED SHALL COMPLY WITH CITY OF NEWTON TREE ORDINANCE

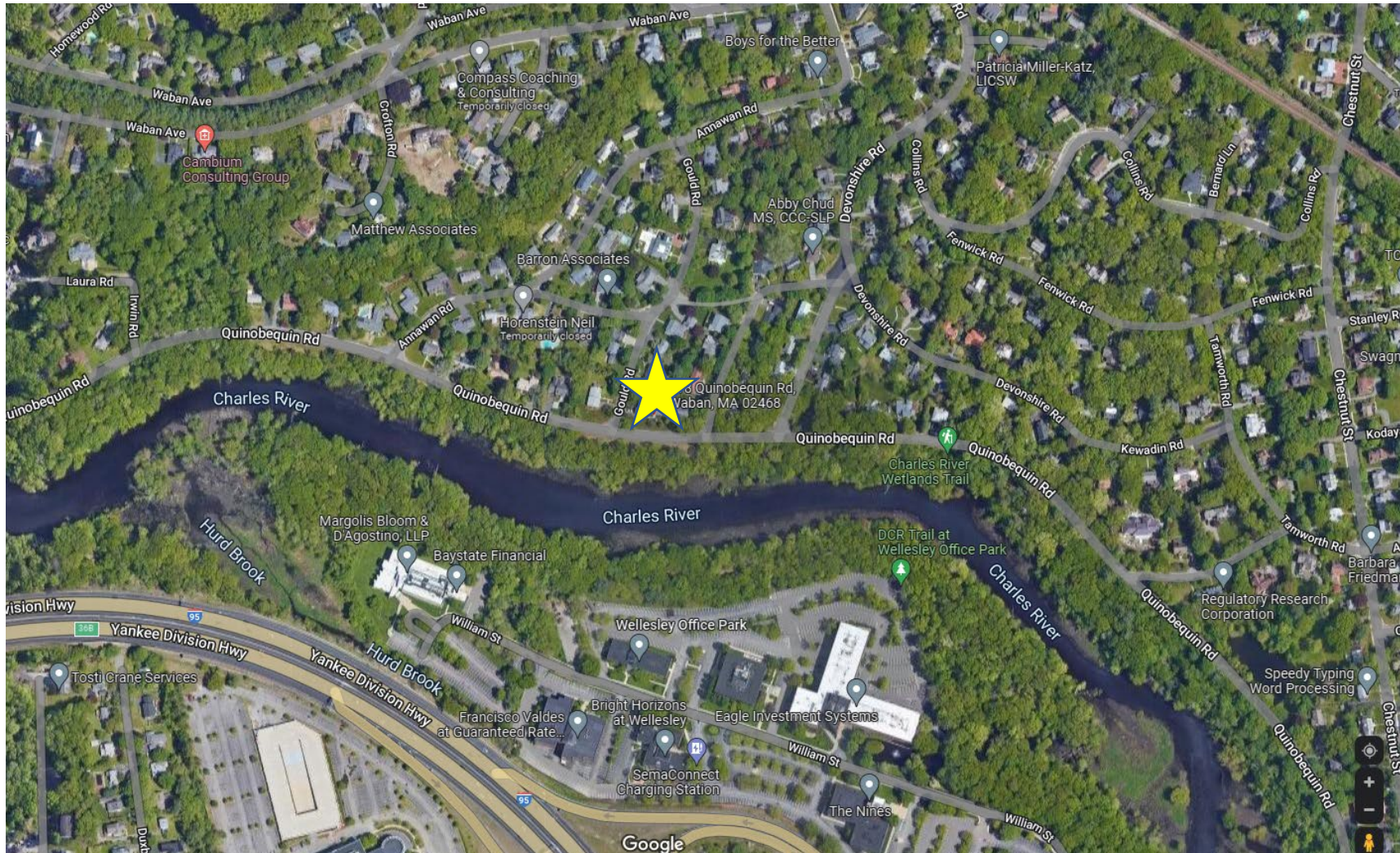
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53 S.F.	
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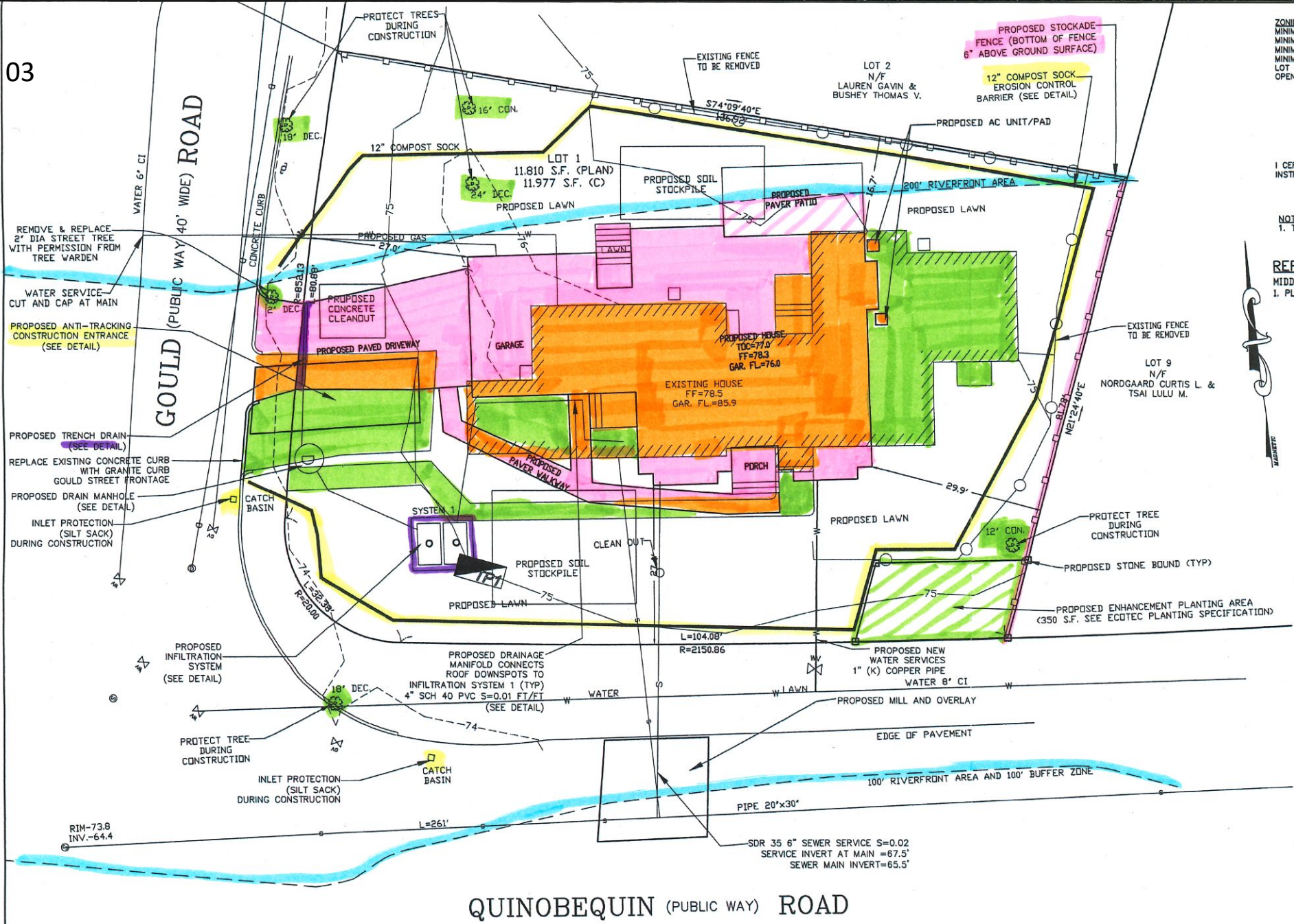


ISLINGTON ROAD
(PUBLIC WAY-40' WIDE)

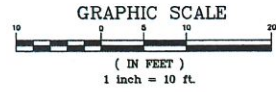
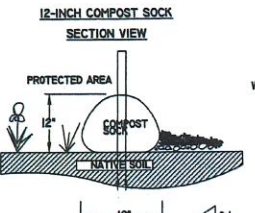
518 Quinobequin Rd



03



QUINOBEQUIN (PUBLIC WAY) ROAD



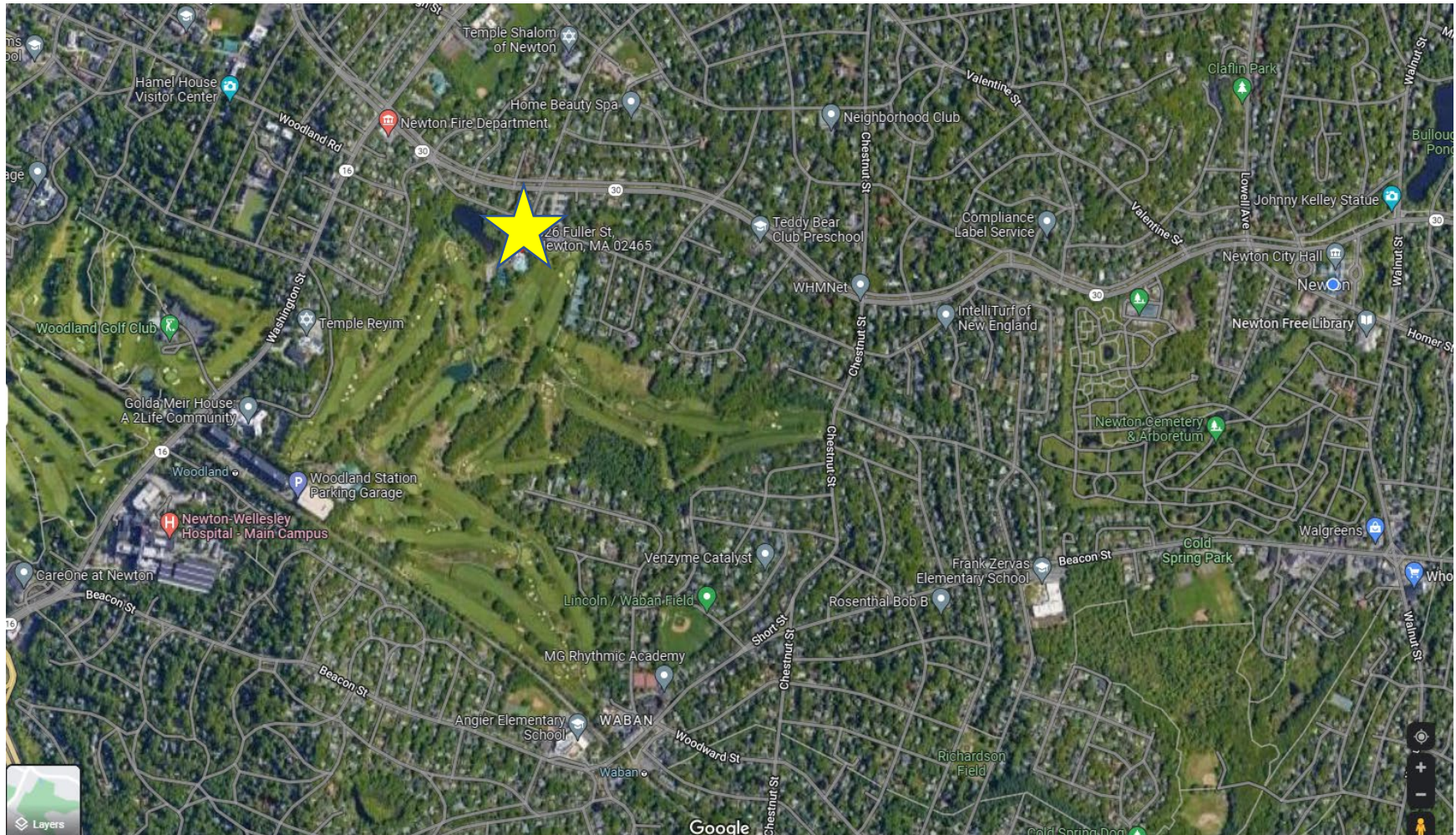
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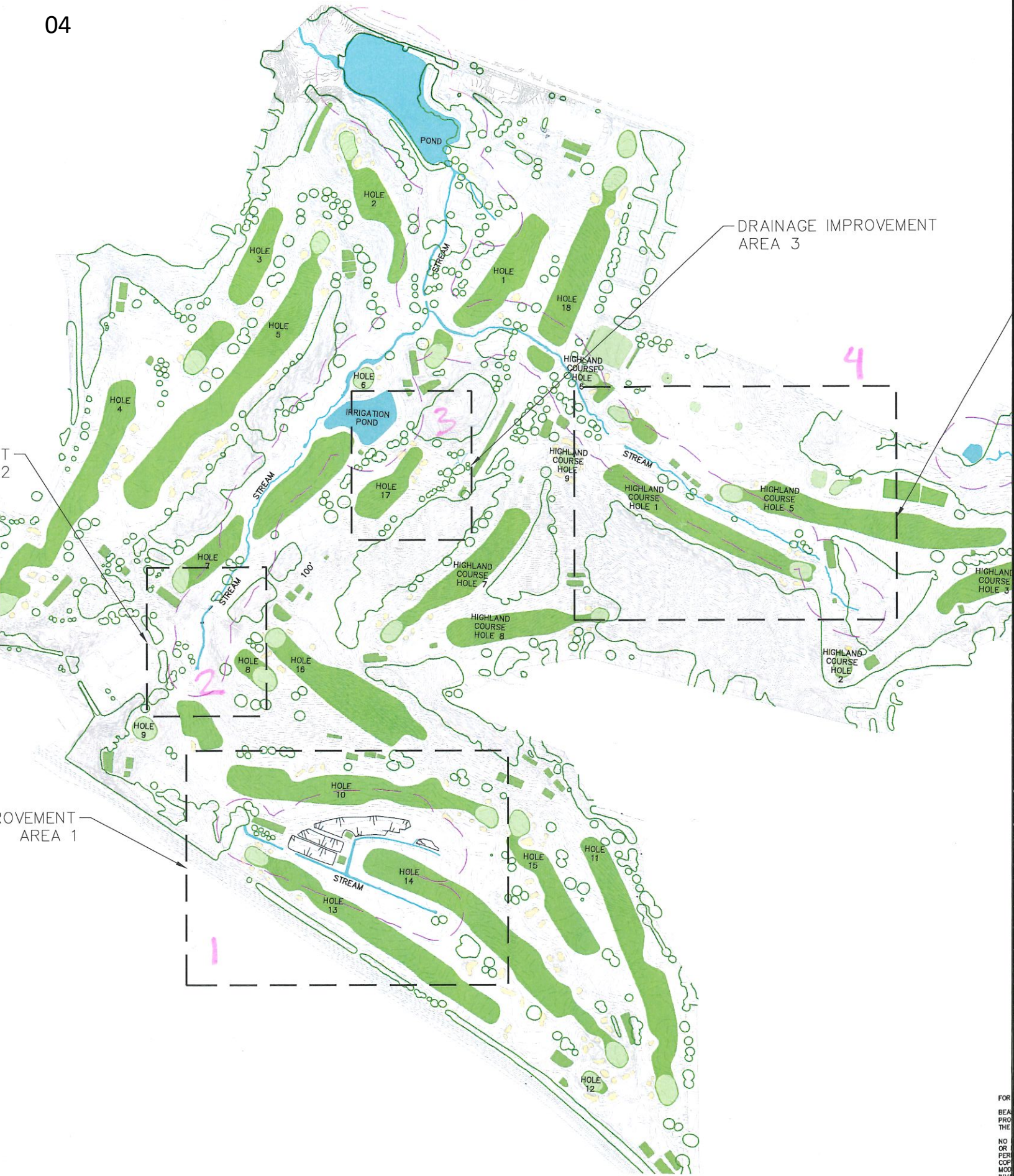
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326 Fuller St, Brae Burn Golf Club





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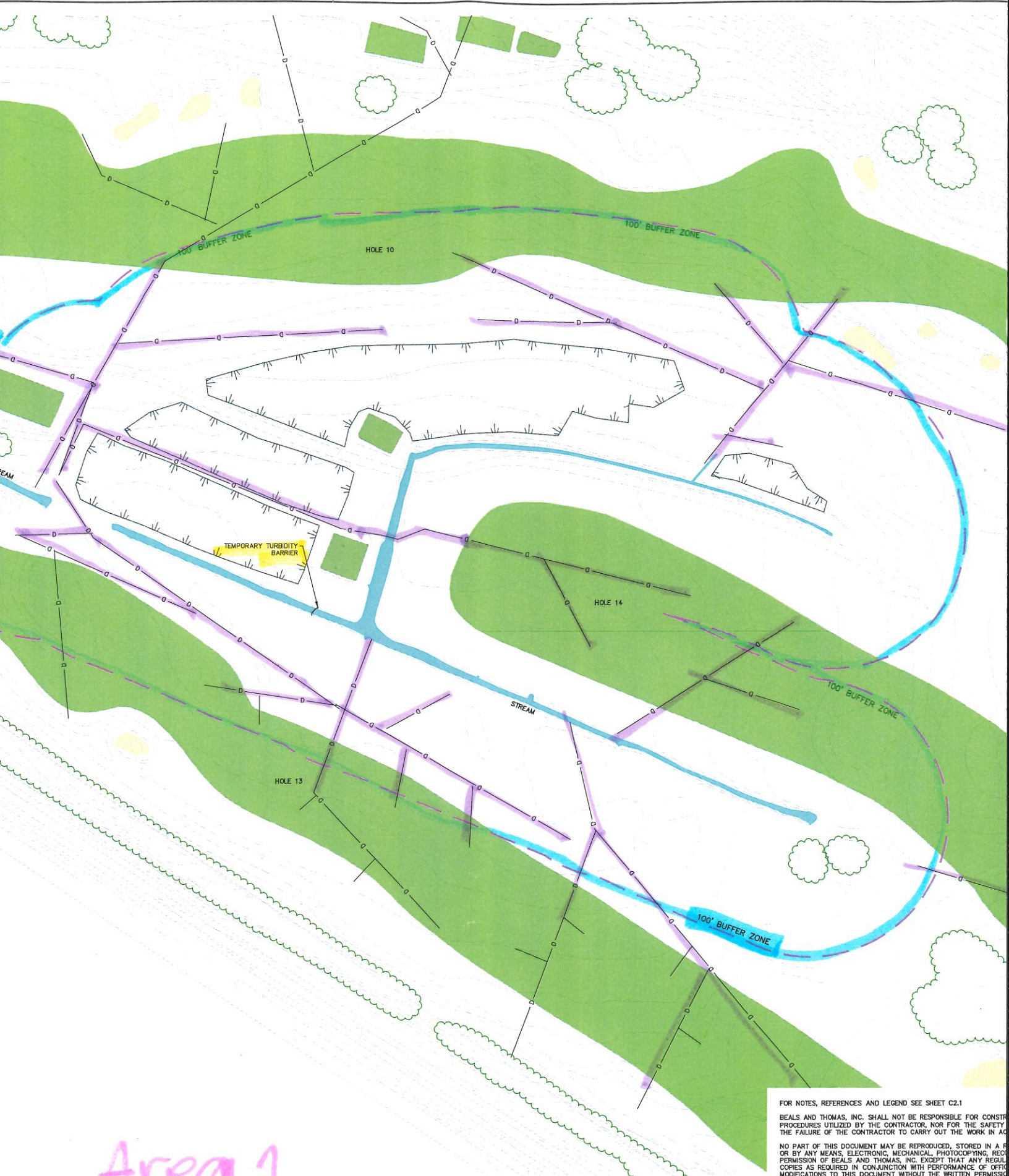
OVEMENT
AREA 1

DRAINAGE IMPROVEMENT
AREA 3

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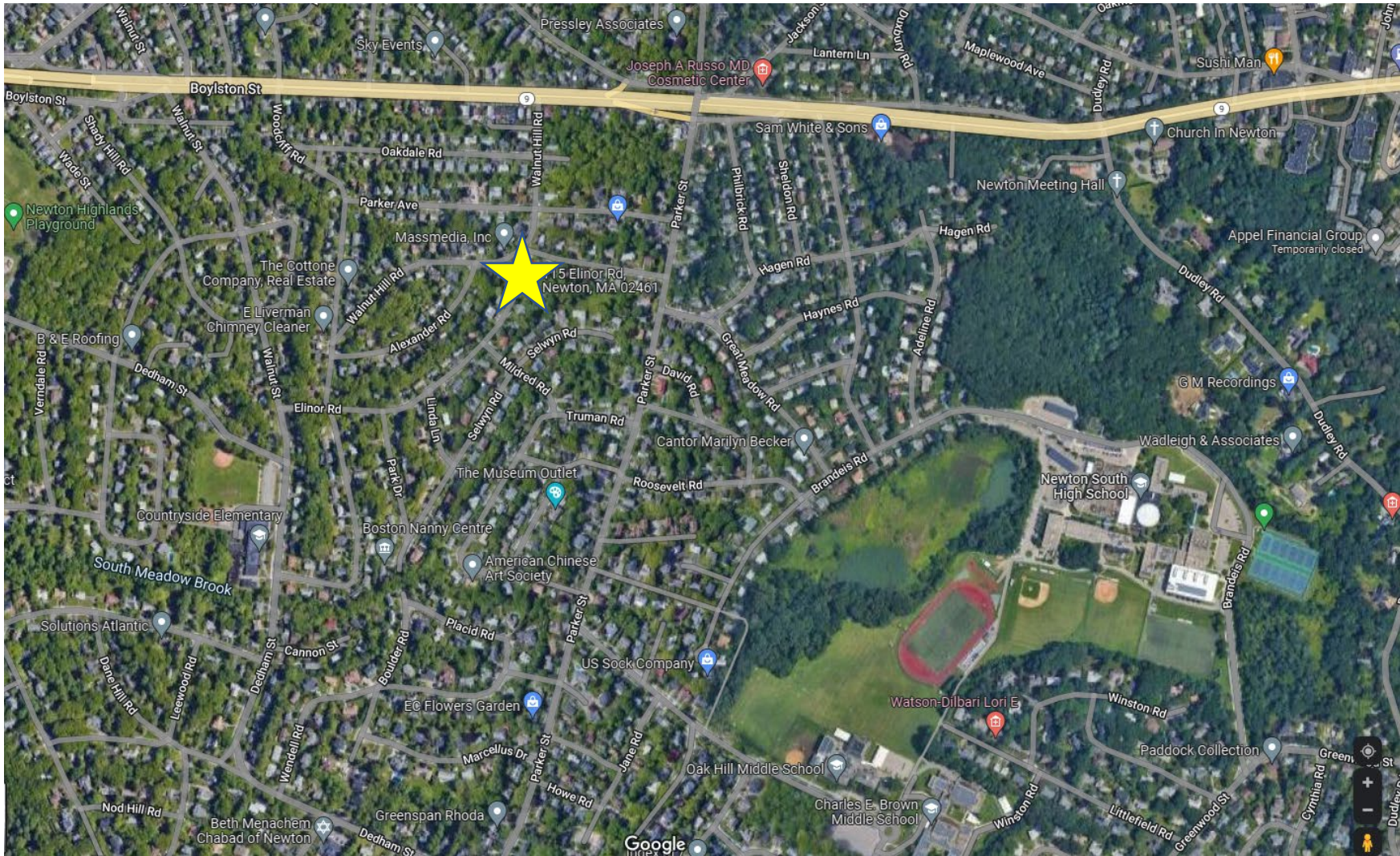
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Area 1

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C2.1
BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVABLE MEDIUM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AGENCIES MAY MAKE COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL DUTY. ANY SUCH COPIES SHALL BE INVALID AND UNUSABLE.

115 Elinor Rd



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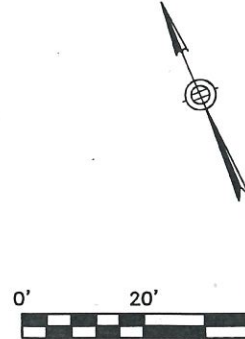
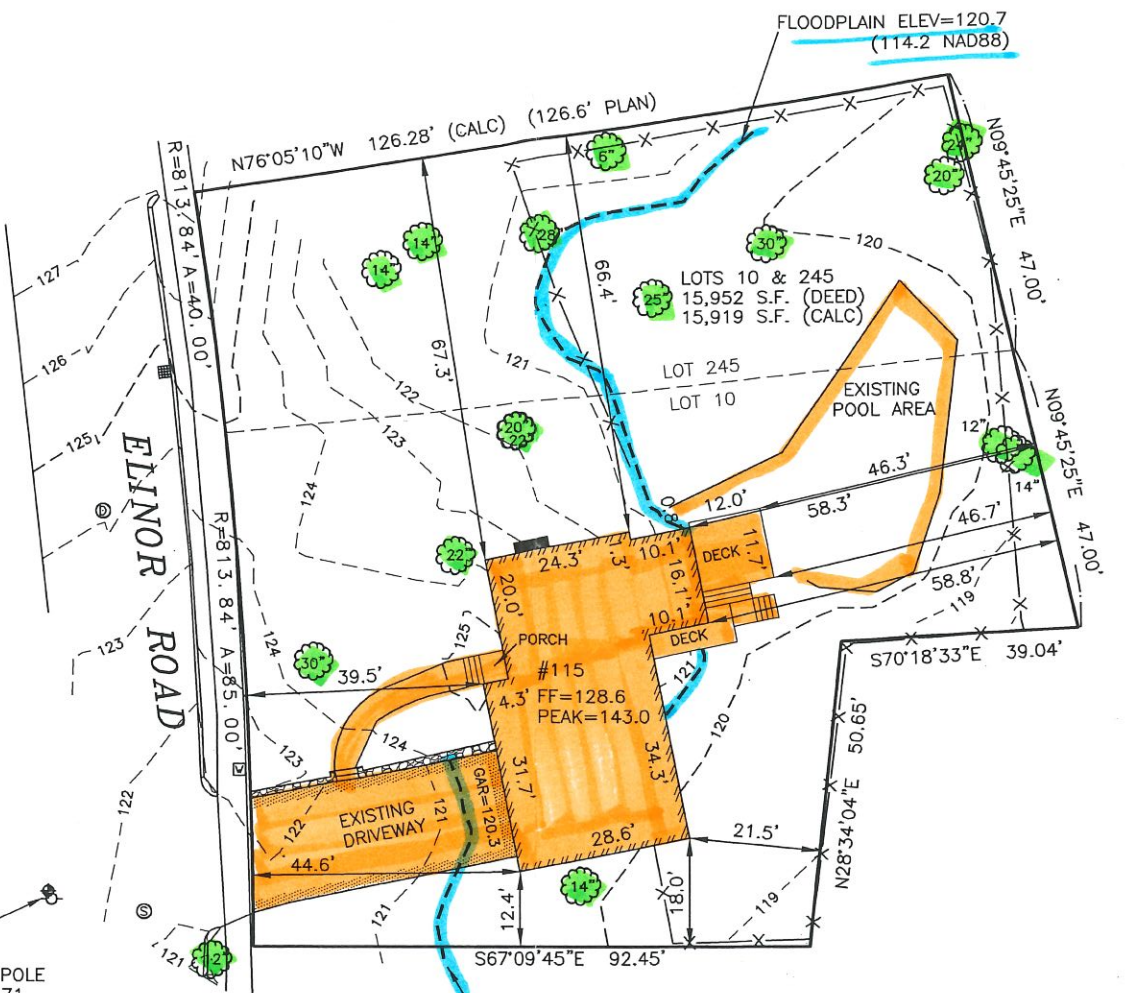
ESTABLISHED 1916



EVERETT M. BRO
SURVEYORS & ENG
49 LEXINGTON STR
WEST NEWTON, MA

(617) 527-875
info@everettbrook

m to Paul Brook



POLE
2.71
ON BASE

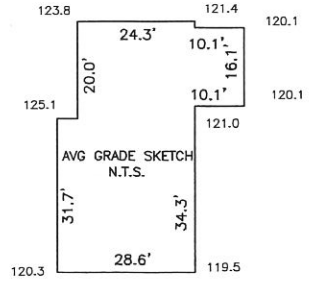
FLOODPLAIN ELEV=120.7
(114.2 NAD88)

BUILDING HEIGHT CALCULATION

PEAK	143.0
1ST FLOOR	128.6
BASE CEILING	127.6
1/2 BASEMENT	123.6
BASEMENT FL	119.6

BUILDING HEIGHT: 21.5'

AVG GRADE PLANE (N.T.S.): 121.5



AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

$$AVG = \frac{\sum[L(E1+E2)]}{P}$$

$$AVG = \frac{21282.2}{175.2} = 121.5$$

GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING
NOT INTENDED FOR F.A.R. CALCULATION

PLAN OF LAND
NEWTON, MA

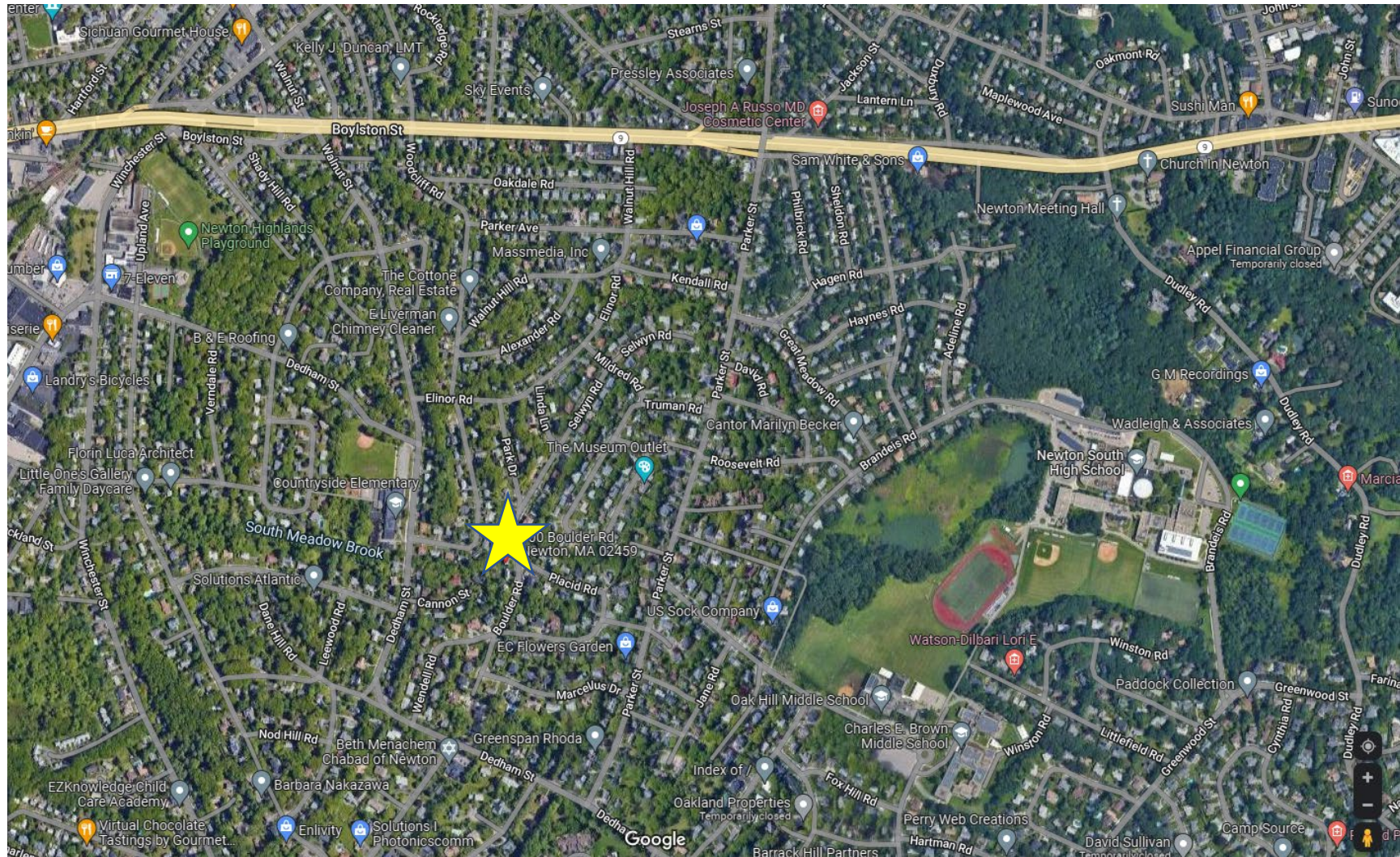
115 ELINOR ROAD
EXISTING CONDITION

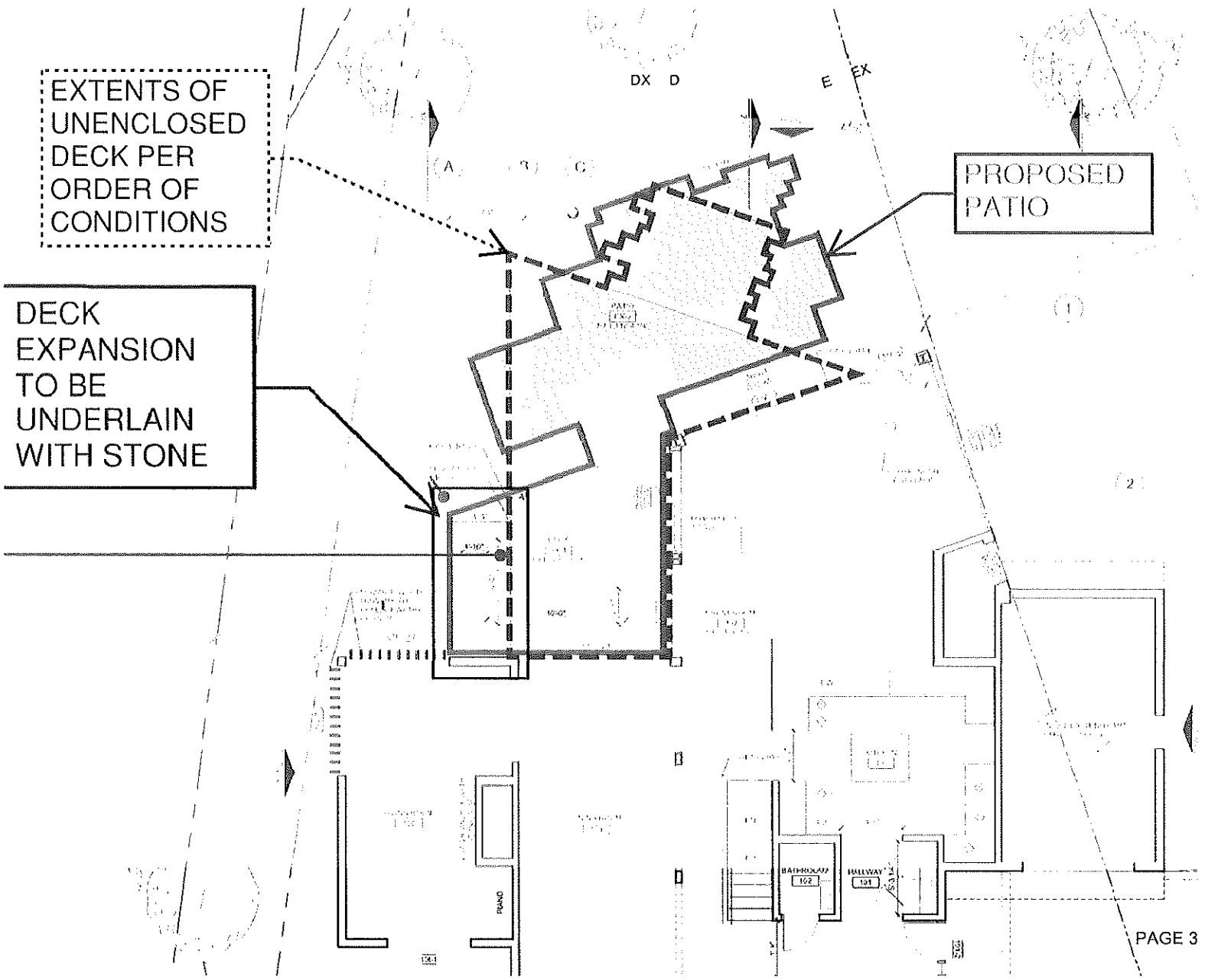
SCALE: 1 IN. = 20 FT.
DATE: MAY 14, 2021
DRAWN: LNS
CHECK: BB

REVISIONS:

PROJECT NO. 26325

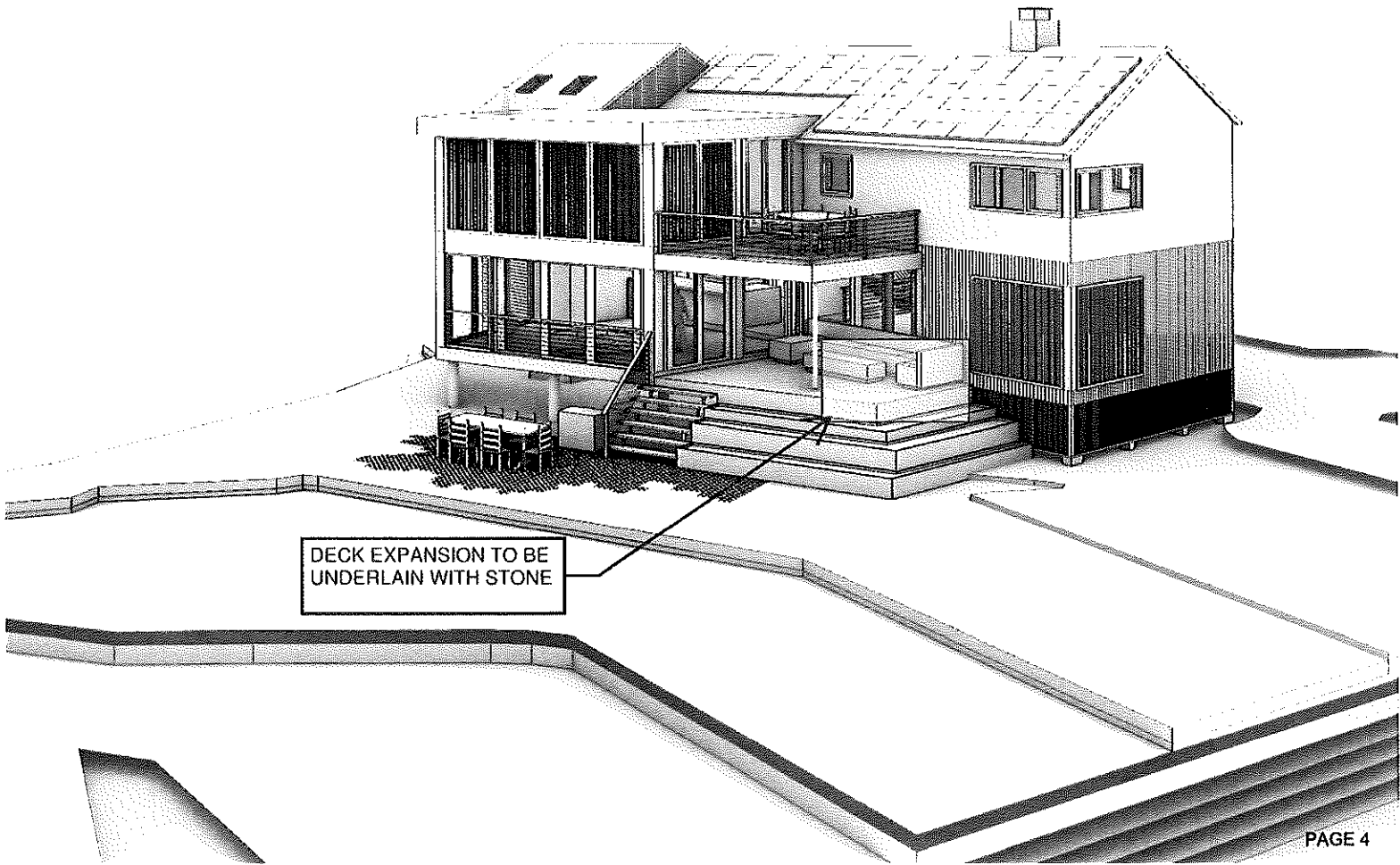
100 Boulder Rd





OVERVIEW OF UNENCLOSED DECK DESIGNS

PERSPECTIVE OF REVISED DESIGN





CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 Montvale Ave., Suite 201
 Stonham, MA 02180
 781-279-0180
 www.rjoconnell.com

Table Comparing Approved VS. Proposed Impervious Surfaces

	Total Impervious Area (sf)	Increase in Impervious Area (sf)	Total Mitigation (a) (sf)
Existing Conditions	2,662 sf	0 sf	0 sf
Previously Approved	2,905 sf	243 sf	675 sf
Proposed	3,150 sf	488 sf	675 sf

(a) Area of proposed driveway being directed to proposed subsurface infiltration system



CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201

Stonham, MA 02180

781-279-0180

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Riverfront Restoration Area Comparison

	Total Degraded Area (sf)	Increase in Degraded Area (sf)	Riverfront Restoration Area Provided	Restoration Ratio
Existing Conditions	2,662 sf			
Previously Submitted	3,630 sf	968 sf	1,054 sf	1.1 : 1
Proposed	3,195 sf	533 sf	586 sf	1.1 : 1



CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201

Stoneham, MA 02180

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Approved vs. Proposed Flood Plain Comparison

Original Approval

Cumulative Volumes		
Elevation Interval	Fill Volume New Structures (cf)	Increase In Flood Storage On-Site (cf)
<115	0.0	0.0
115-116	0.2	2.8
116-117	2.2	133.8
117-118	50.1	85.9
118-119	51.7	282.3
119-120	52.7	288.3
120-120.2	1.5	1.5
SUM	158	795

Proposed Design

Cumulative Volumes		
Elevation Interval	Fill Volume New Structures (cf)	Increase In Flood Storage On-Site (cf)
<115	0.0	0.0
115-116	0.0	3.0
116-117	42.6	93.0
117-118	35.7	98.6
118-119	37.3	291.6
119-120	50.6	298.6
120-120.2	4.7	4.6
SUM	171	789

CONSERVATION COMMISSION MINUTES

Date: Thursday, Aug 11, 2022

Time: 7:00pm

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

With a quorum present, the meeting opened at 7:00 pm with Dan Green presiding as Chair.

Members Present: Dan Green (Chair), Kathy Cade, Judy Hepburn, Ellen Katz, Jeff Zabel, Leigh Gilligan, Associate Member Sonya McKnight. Ellen Katz left at 7:45.

Members Absent: Susan Lunin (Vice-Chair)

Staff present: Jennifer Steel, Ellen Menounos

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

DECISIONS

A. WETLANDS DECISIONS

1. 7:00 – 1 Nonantum Rd – NOI cont'd – Charles River Vegetation Management Plan – DEP #239-926

- Owner/Applicant. DCR
- Representative. Naomi Valentine, SWCA
- Request. Issue 5-year OOC.
- Documents in packets. Site map of invasives, Landscape Restoration Plant List
- Additional documents presented at meeting.
- Jurisdiction. Riverfront Area, BLSF, City Floodplain, Buffer Zone
- Project Summary.
 - Summary of DCR's goals for the CRVMP:
 1. Ensure routine maintenance has no potential for damage to the environment.
 2. Restore the natural capacity of the Wetland Resource Areas and provide for stable shorelines; historic vistas; climate resiliency; and stable tree canopy.
 3. Consistently implement management strategies.
 4. Provide public access to passive and active recreation along the river.
 5. Engage a network of parkland stakeholders who enjoy and volunteer in management.
 - DCR will undertake routine and invasive vegetation control within Bordering Land Subject to Flooding; Riverfront Area; and the 100-foot buffer zone to Bank of the Charles River in Newton. This is part of a greater CRVMP project, which spans various sections of riparian zone and adjacent DCR properties within Boston, Cambridge, Watertown, and Newton.
 - Routine Woodland maintenance: Periodic tree pruning and removal are performed following arborist review of trees. Other vegetation management is conducted with mowers, weedwhackers, and chainsaws.
 - Routine Circulation Area maintenance: bimonthly maintain ~5-foot lawn buffer on each side of circulation areas.
 - Invasive control in Newton will be in two focus areas (prioritized based on their proximity to high-traffic areas, feasibility of management within the next 3-5 years, and presence of high concern plant species).
 - Newton Focus Area 1: directly west of the Daly Field Ice Rink building, extending from the river's edge to the bike path. Square feet of infestation: Asiatic Bittersweet (136), Glossy Buckthorn (31,570), Japanese Knotweed (9), Norway Maple (trace), Purple Loosestrife (10), Shrub Honeysuckle (trace), Swallowwort (400), Tree of Heaven (1,002)
 - Newton Focus Area 2: approximately 200 feet from the entrance to the bike path to the Newton/Boston City line and covers the area between the top of bank to the bike path. Square feet of infestation: Asiatic Bittersweet (8), Glossy Buckthorn (95), Japanese Knotweed (381), Norway Maple (4), Shrub Honeysuckle (105), Swallowwort (trace)
 - All management will be adaptive (modified to react to site specific needs)
 - Treatments (selected descriptions) – see the charts for more details



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Ruthanne Fuller

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Planning &
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Barney Heath

**Chief
Environmental
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Jennifer Steel

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- Woody vines and shrubs will be hand-removed where possible and where not possible, they will be managed through cut-stem herbicide application and other methods.
- Japanese knotweed will be managed through selective foliar herbicide application.
- Tree of heaven will be girdled or treated via cut-stem herbicide application.
- Swallowwort will be treated using a foliar application of the herbicide triclopyr.
- All impacts will be temporary and no adverse impact will occur to any of the resource areas.
- Restoration: DCR will restore areas as necessary (i.e., if natives do not reestablish after 80% invasive removal has been achieved). DCR will monitor the sites and revegetate with seed as needed.
- Presentation & Discussion.
 - The site plan (treatment areas) seems appropriate and approvable.
 - Section 1.0 “Restoration of Invasive Plant Management Area” (received with supplemental NOI materials) details how restoration will occur after removal and disposal of invasive plants.
 - Section 7.2 “Invasive Plant Management” (received with the initial NOI application).
 - The following categories of plants and seed mixes identified in DCR’s “Landscape Restoration Plant Lists” seem appropriate and approvable:
 - Low Growing Upland Mix
 - Upland Shade Mix
 - Roadside Riverbank - Part Shade Mix
 - Circulation shoreline trees
 - Circulation shrubs
 - River’s Edge - Shrubs
 - River’s Edge Type F: Medium to High Shrub with Overstory - Trees
 - River’s Edge Type F: Medium to High Shrub with Overstory – Shrubs
 - Wooded - Trees
 - Wooded - Shrubs
 - Wooded - Vines/ Groundcovers
 - Key findings are summarized as follows:
 - This project is ecologically beneficial and fully permittable as a limited project.
 - All work must comply with the “Methods of Management” table that details removal and disposal for each invasive species, the NOI’s Section 7.2 Invasive Plant Management conditions (pg 12-13 of the NOI), and Section 1.0 “Restoration of Invasive Plant Management Area” (received with supplemental NOI materials).
- Vote. To close the hearing and issue a **5-year Ecological Restoration Limited Project** OOC with the state’s required conditions, Newton’s special conditions, and the site-specific special conditions below. [Motion: Gilligan, Second: Lunin; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Katz (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 7:0:0]
 - No full clearing of large areas without a pre-approved restoration plan.
 - All management will be adaptive (i.e., modified to react to site specific needs) and shall comport with the approved management charts
 - Fencing shall be installed, as needed, (per the specifications provided) to deter wildlife browsing and pedestrian traffic in areas newly opened by invasive management efforts.
 - Signage shall be installed, as needed, (per the specifications provided) to deter pedestrian traffic in areas newly opened by invasive management efforts.
 - Year-end reports outlining the management strategies employed and their outcome. This report shall be submitted to the Commission no later than December 31st each year the Order is valid.
 - After 80% invasive removal has been achieved, if natives do not reestablish, DCR shall use the approved palette of seed mixes and plants for restoration. Barren/disturbed areas must be reseeded with a seed mix that contains some native woody plants or planted with wood plants.
 - Prior to the removal of any native trees, the Conservation Office must receive an arborist’s report and a specific request for removal and plan for mitigation.
 - Because only invasive removal, vegetation management, and restoration are proposed and hereby approved, the applicant need only submit the following information when applying for a Certificate of Compliance in accordance with DEP Condition #12: a completed Request for Certificate of Compliance (WPA Form 8A) and a memo summarizing the work that has been completed.

2. 7:20 – 275-281 Needham St., 55 Tower Rd., and 156 Oak St. – NOI cont – Northland Park Development around South Meadow Brook -- DEP #239-921

- Owners. Needham Street Associates (Arthur Friedman, Trustee), Northland Tower Investors, Northland Oak Street LLC
- Applicant. Kent Gonzales, Northland Development, LLC
- Representatives. Christopher Wagner and Curtis Quitzau (VHB), Chris Fee (Stantec)
- Request. Issue OOC.
- Documents in packets. Revised plans
- Additional documents presented at meeting. None
- Jurisdiction. Riverfront Area, Bank, Buffer Zone, City Flood Zone
- Project Summary.
 - This is a portion of the redevelopment of 22.6 acres of vacant industrial land into a large mixed-use development – the Riverfront Area, City Flood Zone, and Buffer Zone associated with the daylighted portion of South Meadow Brook.
 - Proposed (phased) work within wetland jurisdiction includes:
 - Construction of buildings, roadways, bike paths, etc. in the outer RFA within a previously degraded footprint.
 - Installation of bioretention and infiltration areas.
 - Significant removal of impervious surface from RFA.
 - Temporary disturbance of RFA, for debris and invasive species removal
 - Slope stabilization and restoration with native plants: 69 deciduous trees, 11 evergreen trees, 23 understory trees, 380 deciduous shrubs, 216 evergreen shrubs, and 69,145 sf of seed mixes.
 - Note: work will occur in and around a culverted portion of South Meadow Brook at the new “Mill Park”, but since the stream within the culvert is and will remain covered by and enclosed, wetland jurisdiction is not being claimed there.
- Presentation & Discussion.
 - Staff received a compiled package of plans and narratives.
 - Existing conditions plan with all large native trees and existing and proposed topography clearly legible
 - Civil plan sheets (with existing and proposed topography clearly legible)
 - Landscape plan sheets
 - Mill Park plan sheets (e.g., LG-602.2) and Culvert Demo and Protection document (3 page 3/29/22)
 - Phasing plan that is clearly legible and uniquely identified with a new plan sheet number
 - Invasive Species Control Plan with clarity about intended mechanical methods and herbicide use (timing, chemicals, and methodology)
 - Snow management plan sheet and plan
 - Stormwater O&M plan
 - The new plans satisfied many prior requests for information. The following questions remained prior to the meeting:
 - Overall
 - The Environmental Monitor name and the scope have yet to be provided/determined.
 - Confirm that Engineering has approved the current stormwater design and O&M plans.
 - Numbers needed for the OOC – square feet of RFA present and to be altered/restored.
 - Stormwater quality improvements – TSS reduction and phosphorus reduction anticipated.
 - Erosion and Sediment Control
 - Better distinction between silt sock only and silt sock with entrenched sediment fence in the site plans.
 - Will Erosion Control Blanket be used anywhere? It is shown in the plans.
 - ESC notes indicate that the operator has a week to repair a “significant” problem. That seems inappropriate.
 - Tree protection
 - Site plans (and site grading plans) are missing 1 or more large trees to be preserved on the west embankment and ~7 on the east embankment. Please show trees to be protected on every sheet of every plan set.
 - Labels on the trees on the site plan are very hard to interpret/inconsistent -- dark text = remove? Light text = protect?
 - In the phased ESC plans, remove the labels of the trees to be removed in phases III and IV; continue to show all trees to be protected.
 - Grading
 - What work will be done along the fence at the top of the eastern embankment? -- fill is trapped behind the fence; it appears that all work will be filling; grading will be tricky around the large trees near the stairs.
 - What is the elevation of the overflow pipe for the detention basin?
 - Construction

- What is the LOW (and vegetation control efforts) around the Tower Road Infiltration System and west of Lattice Road? – plans seem to indicate clearing to the property line.
- Where will stockpiling occur? How will it be kept off the infiltration areas?
- Where is the noted on-site settling area for the construction entrance/exit?
- Will there be any activity beyond/riverward of the 30' x 24' concrete paving viewing platform?
- Existing outfalls to the daylighted stream -- When will they be CCTV'd? Are the locations in the O&M plan right?
- Are the culvert walls at Mill Park strong enough to bear the temporary wood decking and its associated traffic?
- Restoration
 - Where will structural soils be used?
- Maintenance
 - Snow storage – the illustrated areas seem impractically small.
 - Infiltration system inspection ports should be clearly marked on plans.
- These questions were discussed. Agreed-upon solutions are summarized in special conditions below.
- Vote. To close the hearing and issue a **five-year** OOC with the state's required conditions, Newton's special conditions, and the following site-specific special conditions. [Motion: Lunin, Second: Cade; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Katz (abstain), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:1]
 - No trees shown on the plans to be protected may be damaged during tree cutting/removal, grading, or restoration work. Tree protection must be in place at all times and work conducted in a manner to ensure that branches, trunks, and roots are protected from damage.
 - Prior to the start of work, an Environmental Monitor, paid for by the Applicant and approved by the Commission, shall report to the Commission, to assist the Commission in its oversight of the activities approved by this Order. The Environmental Monitor will:
 - *Review and advise on erosion control installations* and make recommendations for proposed changes if necessary to protect the interests of the WPA.
 - *Ensure adherence to the Order of Conditions* and report any non-compliance to the Commission;
 - *Be present on site:*
 1. During the mandatory preconstruction meeting
 2. Upon completion of the installation of erosion controls
 3. Prior to the cutting of trees
 4. Initially and periodically (as necessary) during the removal of invasive shrubs and vines
 5. Initially and periodically (as necessary) during the planting of trees and shrubs.
 - *Have the authority and responsibility to recommend to the Conservation Office work stoppage and/or collaboratively modify site activities* to ensure resource area protection, and/or modify site activities to improve the restoration planting layout and the likelihood of plant survival, so long as modifications are consistent with the intent of the approved plans. The Applicant will be expected to make said changes promptly;
 - *Provide weekly emails to the Conservation Commission and the Applicant* during the time periods when work is being conducted for items c.1-c.5 above. Said emails shall summarize work completed, problems that arose in the Commission's jurisdiction, corrective measure(s) taken, and additional corrective measures suggested.
 - Prior to the start of work, the Stormwater Pollution Prevention Plan (SWPPP), per the NPDES Construction General Permit (CGP), must be submitted to the Conservation Office.
 - Prior to the start of work (and prior to start of each new phase of work), the contractor must submit detailed Erosion and Sediment Control plans (including the location of the settling area for the construction entrance) to the Conservation Office for review and approval.
 - Prior to the start of work (and prior to start of each new phase of work), the contractor must submit stockpiling plans to the Conservation Office for review and approval, particularly to ensure protection of infiltration and restoration areas.
 - Prior to the start of work, trees to be protected must be marked in the field and protected with fencing at the drip line (or the optimal equivalent, as the site allows) as per the plans.
 - Prior to any alterations to the stormwater drainage system, existing outfall pipes to be re-used must be CCTV'd and any required repairs must be made.
 - Prior to initiating work under any phase, the erosion controls must be inspected and approved by a representative of the Conservation Commission. Erosion controls shall be phased as per the approved plans and tailored to site-specific requirements to maximize protection.
 - The stabilized construction entrance (as per the approved plans) must be employed for the duration of construction to prevent tracking of mud and silt onto City streets.
 - All invasive removal (e.g., cutting, cutting and grubbing, and cutting and herbicide painting) and all restoration planting (planting bare-root saplings, shrubs, and seedlings; installing live stakes; and hydroseeding with flexible growth medium) must be consistent with the approved plan sheets and narratives.

- The applicant shall utilize the “lower terrace” close to the stream bank and other “micro-terraces” on the steep slope to accommodate sapling and shrub plantings, as needed.
- The applicant shall stake compost socks or coir logs on the steep slope and add topsoil to allow for plantings.
- Regular monitoring and invasive control are critical components of the plan and must be consistent with the approved plan sheets and narratives.
- Reports from the monitoring shall include a summary of work completed, problems notes, and next steps and shall be submitted to the Conservation Office, timely upon completion, twice yearly.
- To be considered successful and for the project to be eligible for a Certificate of Compliance, the planting areas immediately adjacent to South Meadow Brook must achieve stable slopes, a diversity of native plants, and at least 75% aerial coverage by native vegetation; other planting areas within Commission jurisdiction must have 80% survival of all trees and shrubs (exclusive of live-stakes and whips).
- All stormwater management features must be installed as per the approved plans.
- The City Engineer must inspect the infiltration systems. Applicant must submit proof of inspection to the Cons. Office.
- Given the site’s history of extensive use and compaction, the contractor shall over-excavate for the infiltration areas.
- Removal of accumulated organics and debris at the top of the eastern slope, where up to 3 feet of “fill” has been trapped behind the chain link fence will be by hand so as to ensure protection of the trees to remain. Grading in the area shall comport with the plans and shall not damage or bury branches, trunk, or roots of the trees to be preserved.
- To protect the installed natural areas, there shall be no snow stockpiling along the eastern side of the entry drive.
- Landscape plantings on the lower steep embankment closest to the stream must be installed in compliance with the approved plans and sequencing plans (desired changes must be approved by the Conservation office in advance) and must:
 - stabilize all exposed areas
 - have a lush cover of shrubs and perennials and an 80% survival of canopy and understory trees to be considered successful and for the project to be eligible for a Certificate of Compliance.
 - mulch applications, if any, shall be organic leaf litter and shall diminish over time and eventually cease as ground cover species and shrubs spread.
- If any trees intended to be protected within the project area die within 2 years of the start of construction as a result of the 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).
- Culvert protection must be implemented, as per the approved plans, to ensure that there is no unpermitted alteration of South Meadow Brook where it flow through the culvert in the “Mill Park” portion of the site.
- 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 pesticides shall be used.
- To protect wetland wildlife, exterior lighting shall be limited to “dark sky”, focused lighting. No spotlights or floodlights shall be directed at South Meadow Brook.
- The approved Stormwater Operations and Maintenance Plan has been recorded and must be adhered to in its entirety.
- The owner shall implement the Snow Management Plan and ensure that snow is not stockpiled in the bio-retention area or landscape planting areas. This plan must be incorporated in snow plow contracts and enforced by the owner.

3. 7:50 – 190 Upland Ave – NOI – demo/rebuild single family home – DEP #239-929

- Owner/Applicant. Prasad Sathe
- Representatives. John Rockwood, Eco-Tec
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. RFA, BLSF, Buffer Zone
- Project Summary.
 - Remove existing single-family house, construct new single-family house with two-car garage.
 - A portion of house will be on piers to address issues of construction in the flood zone.
 - 3701 cf of grade cutting will result in 356 additional cf of flood storage volume on site (i.e., 110% compensation).
 - Degraded area will be increased by 984 sf.
 - Existing edge of lawn is proposed to be maintained.
- Presentation & Discussion.
 - No work is proposed with the Riverfront Area on the site.
 - As noted in the application, the wildlife habitat value of the wooded flood zone (BLSF) is significant.
 - Two large stumps are identified on the plans, but do not seem to be recent cuts.

- Initial proposed design and large (~25'x13') rear deck would allow for no practical access around the deck. Acceptable solution would be to remove ailing red maple, mitigate, and create a 6' buffer around deck and stairs.
- The stockpile location at rear is part of a phased solution and will no longer be practical once the deck on piers is built. At that point a front stockpile location will be used.
- Stormwater system was enlarged in response to comments from Staff and Engineering.
- Vote. To close the hearing and issue OOC with the special conditions listed below. [Motion: Gilligan, Second: Hepburn; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]
 - No work may begin on the site until a stormwater O&M plan has been reviewed and approved by Conservation staff. Said O&M plan must be recorded with the Order of Conditions.
 - To mitigate for the loss of the 17" red maple, two native canopy tree saplings and 10 native 3-4 foot tall understory shrubs shall be planted near the lawn/woods line -- species and in locations to be approved by Conservation staff.
 - A dewatering plan designed to limit and control any adverse impact on the wetlands resource area(s) must be presented to the Conservation Commission for review and approval.
 - Even if groundwater is encountered higher than expected, approved site grades may not be raised.
 - Stabilized driveway construction entrance(s) will be required for the duration of the construction; and they shall provide a truck wash and prevent tracking of mud and silt onto City streets.
 - The two native canopy mitigation saplings and 10 mitigation shrubs must all survive 2 growing seasons.
 - If any trees intended to be protected within the project area die within 2 years of the start of construction as a result of the 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 plans.
 - 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.
 - 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 or pesticides shall be used.
 - To protect wetland wildlife, exterior lighting shall be limited to "dark sky", focused lighting. No spotlights or floodlights shall be directed at South Meadow Brook.
 - The approved Operations and Maintenance Plan is appended hereto and must be adhered to.
 - To maintain the flood storage capacity of the site, and to uphold DEP requirements for "unrestricted hydraulic connection" and ensure that flood waters can flow freely under the permitted structure, the area(s) under the permitted structure(s) shall not be enclosed with lattice, screen, lath or covering of any sort that:
 - covers more than 50% of the area of any opening, and/or
 - has openings/holes with any dimension less than 1 inch.
per the Conservation Commission's guidelines for Construction in Flood Zone (approved 10/8/20).

4. 8:20 – 43 River Ave – NOI – demo single family home/rebuild 2 family home – DEP #239-931

- Owner/Applicant. Dina Onur
- Representatives. John Rockwood, Eco-Tec; Tom Ryder, RAV Engineering
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. RFA, BLSF, Buffer Zone
- Project Summary.
 - Remove existing single-family house, construct a two-family house with 2 one-car garages.
 - Increase degraded area by 1,859 sf.
 - Cut 13 trees (247"), many of which are ailing. The Tree Ordinance is requiring mitigation for 4 of them (98").
 - Install 3,850 sf mitigation planting area: 18 saplings, 110 larger shrubs, 40 small shrubs. That is 132 sf (3%) more than the minimum required by the state.
- Presentation & Discussion.
 - Staff appreciate the environmental benefits of denser development, but the details of the plan are not fully worked out.
 - BLSF performance standards are of limited relevance because only mitigation planting (no grade change) is proposed.
 - There is a lot of tree cutting proposed.
 - Staff feel that most of the cutting is justified by virtue of a combination of poor tree health and the challenges Norway maples pose to mitigation plantings.

- Staff feel, however, that two of the trees (T4: box elder and T8: apple) proposed to be removed could be saved for now to maintain some of the mature canopy while the mitigation plantings become established. This might require slight reorientation of the infiltration chambers.
- The 3,850 sf mitigation planting area is large and robust however:
 - 6" white cedars and 6' white spruces seem too large to have a good chance of survival.
 - The proposed mitigation planting area mitigates for the expansion of degraded area. It is 132 sf (3%) more than the minimum required by the state. The Commission should discuss whether there should be additional mitigation for tree cutting nearer the river.
 - Low-bush blueberry and bearberry have been substituted with alternate species which have a better chance of survival.
- The stormwater infiltration system may need redesigning since in the test pit, refusal was at 98', but the "bottom of stone" is shown to be at 93.7', well below refusal, so how will infiltration be achieved?
- The "operation and maintenance drainage system" document references a "post construction operation and maintenance plan". Is that different than the "operation and maintenance drainage system" document?
- The operation and maintenance drainage system" document only mentions that the infiltration beds should be "inspected" and "jet/vacuumed" "as required". There is no detail about how to inspect, what to look for, or how to clean. For a residential site/owner, this seems insufficient.
- Seek modifications to stormwater system, and ensure that Engineering has approved the stormwater management system under the City's new stormwater ordinance and regulations, prior to issuing an OOC.
- Seek modifications to the O&M Plan.
- Seek plan modifications to address possible preservation of two trees.
- Site-specific special conditions for OOC to include:
 - Must install infiltration system.
 - Must install the planting area.
 - Must install bounds – add bounds along the northern property line.
 - A perpetual condition prohibiting further alteration within the restoration or mitigation area.
- Vote. To continue the hearing to 9/1/2022 at 8:00 pm, with materials due by 8/22 at noon. [Motion: Cade, Second: Zabel; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]

5. 8:50 – 34 Brookside Rd – NOI – demo single family home/rebuild 2 family home – DEP #239-930

- Owner/Applicant. Anthony Gagliari, Bond Development
- Representatives. John Rockwood, Eco-Tec
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. RFA, Buffer Zone
- Approved Project Summary:
 - Remove existing single-family house, construct a two-family house with 2 one-car garages.
 - In recognition of the fact that conversion of lawn to a patio is exempt under 310 CMR 10.02, the Conservation Commission is approving the construction of the patio as shown as part of this approved project.
 - Increase degraded area by 1,433 sf.
 - Cut 1 38" northern red oak.
 - Install 2,840 sf mitigation planting area: 13 saplings, 44 shrubs and groundcovers.
- Presentation & Discussion.
 - Staff appreciate the environmental benefits of denser development.
 - Staff feel that the proposed patio should be included in the proposed degraded area, since it is being placed where the one mature tree is on the site (i.e., not in existing lawn).
 - The 2,840 sf mitigation planting area is 26 sf shy of the minimum required by the state.
 - Low-bush blueberry and bearberry have been substituted with alternate species which have a better chance of survival.
 - The mitigation planting area does not have dimensions on either the civil plan or the planting plan.
 - A revised stormwater plan addressed the following issues:
 - "Damp sand below" the mottling could indicate that seasonal high groundwater is higher than indicated
 - Stormwater infiltration system #1 now has appropriately placed inlet
 - Inspection and maintenance details for infiltration system #1 (under the paved driveway.)

- Vote. To close the hearing and issue an OOC with the state’s required conditions, Newton’s special conditions, and the following site-specific special conditions: [Motion: Zabel, Second: Gilligan; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]
 - No work may begin on the site until a stormwater O&M plan has been reviewed and approved by Conservation staff. Said O&M plan must be recorded with the Order of Conditions.
 - Even if groundwater is encountered higher than expected, approved site grades may not be raised.
 - Landscape plantings within Commission jurisdiction must be installed in compliance with the approved plans (desired changes must be approved by the Conservation office in advance) and must:
 - Be bounded, as shown on the plans.
 - Have a survival rate of 80 % of total number of trees (after 2 growing seasons)
 - Have a survival rate of 80 % of total number of shrubs (after 2 growing seasons)
 - Stabilize all exposed areas
 - Mulch applications shall diminish over time and eventually cease as ground cover species and shrubs spread.
 - If the Japanese maple tree intended to be protected within the project area dies within 2 years of the start of construction as a result of the construction or has been demonstrably harmed by construction activities, it shall be replaced at a ratio of 2:1 with native canopy saplings (of roughly 2 caliper inches).
 - 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 Conservation Office.
 - 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 limited to “dark sky”, focused lighting. No spotlights or floodlights shall be directed at Cheese Cake Brook.
 - The required mitigation/enhancement planting area(s) shall be maintained in perpetuity in its/their predominantly natural condition.
 - The approved Stormwater Operations and Maintenance Plan is appended hereto and must be adhered to.

6. 9:20 – 518 Quinobequin Rd – NOI – demo/rebuild single family home – DEP #239-928

- Owner/Applicant. Vsevolod Vagodny
- Representatives. John Rockwood, Eco-Tec; Tom Ryder, RAV Engineering
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. RFA
- Project Summary.
 - Remove existing single-family house, construct new single-family house with two-car garage.
 - Degraded area will be increased by 99 sf.
 - Install a 350 sf (3.5 : 1) mitigation planting area: 14 shrubs and 14 small shrubs/groundcover.
 - No trees will be cut; no grade changes area shown on the plans.
- Presentation & Discussion.
 - The project seems to fully comply with the Riverfront regulations.
 - The O&M plan is a mixture of pre-construction, construction period, and post-construction information (confusing to the landowner). The O&M plan contains no specifics about the infiltration system (what the components are, how to inspect, what to inspect for, or how to clean). Seek modifications to the O&M plan.
 - Staff concerns about the health/safety of the 24” tree shown inside the erosion control line were discussed. Seek improved/detailed tree protection plan.
 - Low-bush blueberry will be substituted with a more viable low-growing species.
 - Engineering needs to approve the stormwater management system under the City’s new stormwater ordinance and regulations prior to issuing an OOC.
 - Site-specific special conditions for OOC to include:
 - Must install infiltration system.
 - Must install the planting area.
 - Must install bounds – add bounds along the northern property line.
 - A perpetual condition prohibiting further alteration within the restoration or mitigation area.

- Vote. To continue the hearing to 9/1/2022 at 8:30 pm. [Motion: Lunin, Second: Zabel; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]

7. 9:35 – 21 Albemarle Rd – NOI – driveway expansion – DEP #239-932

- Owner/Applicant. Devanshu Mehta
- Representatives. Ryan Roseen, Goddard Consulting
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. RFA
- Project Summary.
 - Enlarge paved driveway by 310 sf to allow two cars to be parked side by side.
 - Install a 620 sf mitigation planting area: 4 trees and 10 shrubs (from a list of possible species)
- Presentation & Discussion.
 - Legally, for the hearing to be opened, the City (Parks and Rec) must sign as co-applicant since the planting area is proposed to be on City land. Await City signature.
 - Staff feel that mitigation plantings along Cheese Cake Brook could have value, but the details are not worked out.
 - There must be some sort of a license agreement or MOU for long-term maintenance by the applicant or an agreement that PRC will undertake maintenance and agree to “prohibiting further alteration within the restoration or mitigation area”. Await MOU/license agreement.
 - The sf amount of driveway expansion and corresponding required mitigation were confirmed.
 - The project narrative states that 620 sf of mitigation planting area will be installed, but the area on the planting plan is ~1,400 sf, with plants shown at ~10 feet on center.
 - Staff raised concerns about how the area between the plantings will be treated and maintained: lawn? mulch? groundcover? Proposed planting plan could make mowing along the stream difficult, and mowing could endanger the mitigation plantings.
 - Await planting plan modifications to clarify actual boundaries, species and sizes, surface treatment, and spacing.
 - The planting plan indicates that 4 trees and 10 shrubs will be planted from a list of possible species. Staff feel that speckled alder is not a tree but more of a shrub, and that some species of the shrubs listed (such as low-bush blueberry and sweet fern) have significantly less wildlife habitat value per plant (due to diminutive size) than other species. Ensure that an appropriate plant list is provided (species list and size).
 - The planting area should be bounded to ensure permanent protection under 10.58(5)(h)
- Vote. To continue the hearing to 9/22/2022 at 7:00 pm. [Motion: Gilligan, Second: Zabel; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]

8. 9:55 – 71 Harwich Rd – NOI – demo/rebuild single family home – DEP #239-933

- Owner/Applicant. Vlad Vilkomir, GS Harwich 71 LLC
- Representatives. Debbie Anderson, Tom Ryder
- Request. Issue OOC.
- Documents in packets. Locus map, highlighted plans
- Additional documents presented at meeting. Site photos
- Jurisdiction. BZ only
- Project Summary.
 - Remove existing single-family house, construct new single-family house.
 - Increased impervious area by 1,030 sf.
 - Cut all but one tree on the site.
- Staff Comments.
 - Cover letter cites the history of a different site and different owner.
 - Trees were not characterized (size and species were not indicated) on the site plan. Plans should be augmented to show the size and species of each existing trees and the existing lawn line.
 - The applicant should be made aware of the City’s tree ordinance.
 - Staff question whether the BVW line is actually at the tree line, since the lawn is very low-gradient and dotted with sensitive fern and sedges.
 - Soil tests should be conducted to determine the extent of BVW (in this disturbed site).
 - Plans for the stormwater management system should be revised adding a proper site plan, test pit data, and an O&M plan.

- Mitigation should be proposed for the proposed tree cutting and footprint expansion.
- Vote. To continue the hearing to 9/22/2022 at 7:30 pm. [Motion: Cade, Second: Lunin; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]

9. 10:05 – 483-655 Dedham St – COC – Ponds at Charles River Country Club – DEP #239-799

- Owner/Applicant. Paul Blanus, Charles River CC
- Representatives. Paul McManus, Eco-Tec
- Request. Issue COC.
- Vote. To close the hearing and issue a complete COC, pending receipt of a summary document that documents the work that was done (other than the grading.) [Motion: Gilligan, Second: Cade; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]

10. 10:15 – 1 Nonantum Rd – COC – fence installation at Daly Rink – DEP #239-745

- Owner/Applicant. Theresa Foster, Newton Country Day
- Representatives. Erik Bednarek, VHB
- Request. Issue COC.
- Vote. To close the hearing and issue a complete COC. [Motion: Zabel, Second: Hepburn; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]

11. 10:30 – 28 Olde Field Rd – COC – addition to existing single-family home – DEP #239-855

- Owner/Applicant. Punam Sharma
- Representatives. Punam Sharma
- Request. Issue COC.
- Vote. To close the hearing and issue a complete COC. [Motion: Lunin, Second: Gilligan; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]

B. 10:35 – CONSERVATION AREA DECISIONS – none at this time

C. 10:45 – ADMINISTRATIVE DECISIONS – none at this time

12. Minutes to be approved

- Documents in packets. Draft 7/21/22 minutes as edited by Leigh Gilligan.
- Vote. Vote to approve the 7/21/22 minutes. [Motion: Cade, Second: Lunin; Roll-call vote: Cade (aye), Green (aye), Hepburn (aye), Lunin (aye), Zabel (aye); Gilligan (aye), Vote: 6:0:0]
- Volunteer. Kathy Cade will volunteer to review the 8/11/22 minutes.

D. 10:45 – ISSUES AROUND TOWN DECISIONS – none at this time

UPDATES

E. 10:45 – WETLANDS UPDATES – none at this time

F. 10:45 – CONSERVATION AREA UPDATES – none at this time

G. 10:45 – ADMINISTRATIVE UPDATES – none at this time

H. 10:45 – ISSUES AROUND TOWN UPDATES – none at this time

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

ADJOURN