



Waltham Conservation Commission
March 26, 2026
Meeting Minutes

Meeting took place via public Zoom call with participation information posted at City Hall, Government Center, and on the Commission's page of the city web site. Zoom information was circulated directly to all applicants and others on the public agenda.

Meeting called to order at 7:02 PM.

Attendees: Chair Bill Doyle, Vice Chair Lisa Limonciello, Michael Donovan, Anja Shafer, Frank Fitzgerald. Conservation Agent Julia Abbott.

Absent: Gerard Dufromont.

Mr. Donovan acted as clerk in Mr. Dufromont's absence.

Public Hearing

Notice of Intent (DEP File # 316-0848) (Continued from 3/12/2026)

Applicant: Jon Nattinville, Bentley University.

Property Location: 400 Beaver Street

Project Description: Construct sidewalk adjacent to existing Linden Street access, including electrical and telecommunication conduits.

Mr. Doyle recused. Ms. Limonciello acted as chair. Mr. Nattinville was present for the applicant. The commission could not close this at the previous meeting, as DEP had not yet assigned a file number. Mr. Nattinville briefly summarized the project, which is for access and safety improvements on the lower campus and to 3 & 11 Waverley Oaks Road, recently purchased by Bentley and being converted to dorms. The addition of several new trees to the plan since the previous meeting was noted. Mr. Donovan asked for details on material stored in the area. Mr. Nattinville noted most of that is outside the jurisdictional area, but it will be moved soon; he will get details to the commission. The active storage in this area within the last few years was by DCR's contractor when the rail trail was being built. Ms. Abbott noted that MA DEP has added technical comments: "MassDEP did not receive a copy of the Stormwater Report. The proponent should elaborate why the existing 'retention basin' will be regraded. All plan sheets must include the limit of work demarcated by erosion and sedimentation controls." The applicant stated they will resolve this. The commission will include this as a condition.

Kathy Lindsay, abutter at 49 Linden Park Drive, asked about the existing and planned lighting. Mr. Nattinville noted 8 very tall (~40 ft.) cobra head lights; at least 6 will be removed, with one being retained in the storage area for security. New lighting will be installed on the sidewalk, and these will be much shorter (~14 ft.) and directional to illuminate only the walkway and road. Ms. Lindsay asked if any trees were to be removed. Mr. Nattinville noted that no removals are planned, but the work in the soccer field area might require some arbor vitae to be removed. If this is necessary, they will be replaced in-kind when work has been completed. Brief discussion of potential traffic increase; this is not anticipated, as the road will be one-way to Linden Street and it primarily serves long-term parking and sports facilities on the lower campus so it is not heavily used.

Approved 4-9-2026

Mr. Donovan moved to close the public hearing; seconded by Ms. Shafer. In favor: Shafer, Fitzgerald, Limonciello, Donovan. **Motion passed.**

Motion to issue a positive order of conditions, including the standard special conditions, with an additional condition requiring the applicant to provide DEP with (1) the storm water management plan (2) an explanation of the basin regrading and (3) revisions to the plans showing all erosion and sedimentation controls. Motion made by Ms. Shafer, seconded by Mr. Donovan. In favor: Shafer, Fitzgerald, Limonciello, Donovan. **Motion passed.**

Mr. Doyle resumed as chair.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0446)

Applicant: Washington Waltham, Limited Partnership c/o JW Katzen Company

Property Location: 130 Second Ave

Project Description: Take down existing 50,000 sq.ft. building and replace with 180,000 sq.ft. building and parking deck.

The applicant was not required to be present. This OOC was issued in 2001. As work was never started, Ms. Abbott recommended that the commission issue an invalid COC. Brief discussion of DEP regulatory requirements and registry of deeds issues with OOCs and COCs. Motion to issue by Ms. Limonciello, seconded by Mr. Fitzgerald. In favor: Shafer, Doyle, Fitzgerald, Limonciello, Donovan.

Motion passed.

The following 7 RCOCs are for filings at 241 Crescent Street (R086 022 0002) and two adjacent parcels (180 Crescent Street / R068 020 0001 and 224 Crescent Street / R068 023 0001).

Ms. Abbott has made a site visit and reviewed the files and minutes on these projects. She has confirmed that the permitted work has been completed and recommends that COCs be issued. There are two additional filings at this location. A COC will not be issued at this time for 316-0668, which requires additional investigation. The second filing (316-0846) has just received an OOC. Some of the old filings were issued with slightly different addresses, but this was an oversight and only the parcels noted above exist for registry of deeds purposes.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0423)

Applicant: Watch City Ventures, LLC c/o Berkeley Investments, Inc.

Property Location: 221-257 Crescent Street

Project Description: Removal of old storage tanks from site.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0425)

Applicant: Watch City Ventures, LLC c/o Berkeley Investments, Inc.

Property Location: 221-261 Crescent Street

Project Description: Installation of a fence along parts of Crescent Street.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0499)

Applicant: Watch City Ventures, LLC c/o Berkeley Investments, Inc.

Property Location: 221-257 Crescent Street

Project Description: Conduct test borings and install groundwater monitoring wells in resource areas for Mass. Contingency Plan compliance purposes. Collect sediment and river bottom soil samples in Charles River using boat mounted apparatus.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-501)

Applicant: Watch City Ventures, LLC c/o Berkeley Investments, Inc.

Property Location: 221-257 Crescent Street

Project Description: Demolition of a one-story wood frame structure approximately 40' by 60'. Paving of the resulting footprint area after back-filling.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0544)

Applicant: Watch City Ventures, LLC c/o Berkeley Investments, Inc.

Property Location: 180, 185-41, 224, 261, 268-9 Crescent Street

Project Description: Redevelopment of former Waltham Watch Factory historic mill site into office and hotel space.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0638)

Applicant: Watch City Ventures, LLC c/o Berkeley Investments, Inc.

Property Location: 180, 185-41, 224, 261, 268-9 Crescent Street

Project Description: Phase 3 development activities including the rehabilitation of existing buildings, the construction of a parking garage, installation of utilities, site grading and landscaping and repaving.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0661)

Applicant: Watch City Ventures, LLC c/o Berkeley Investments, Inc.

Property Location: 183-241 Crescent Street

Project Description: Installation of two docks to provide the general public with recreational access to the Charles River.

Ms. Limonciello moved to issue COCs for the above seven filings, seconded by Ms. Shafer. In favor: Shafer, Doyle, Fitzgerald, Limonciello, Donovan. **Motion passed.**

Commission Business

- Approval of meeting minutes from 3-12-2026. Ms. Limonciello moved to approve, seconded by Ms. Shafer. In favor: Shafer, Doyle, Fitzgerald, Limonciello, Donovan. **Motion passed.**

Correspondence

- NOTED: DEP has elevated the Northeast region (which includes Waltham) to "Level 3, Critical Drought." Brief discussion of how drought status affects commission rulings on intermittent vs. perennial streams.

Old Business

- FY 2027 budget discussion. Routine commission expenses and possible projects, including at Hardy Pond Conservation Area and Paine Estate. Projects, if pursued, will likely be paid from

the filing fees account. Discussion of some items that need clarification, which Mr. Doyle and Ms. Limonciello will raise in the budget meeting. The draft budget was submitted 3/25.

- Paine Estate forestry management. Mr. Donovan will continue work on this. He has been in touch with Mr. Moser, who may have more information. Mr. Daly from the commission office will get a copy of the full CPC application to Mr. Donovan.

Site Visit Reports

- 16 & 24 Winter Street. Ms. Abbott has scheduled a site visit to investigate erosion concerns raised by the property manager. West Chester Brook runs through this property on the Totten Pond Road side.
- Walker Pond [66 Seyon Street]. Ms. Abbott will be meeting with the Watertown Conservation Agent to inspect this site. Watertown has plans to build a park here. The pond is mostly in Watertown, but they will need to file with Waltham as well. The commission is aware of this site from recent Building Department/Health Department concerns over litter/debris and maintenance issues and a possible homeless encampment.

Committee Reports

- **CPC:** Next meeting scheduled for May 12, 2026. Annual public input meeting. Mr. Fitzgerald will attend as the commission's new representative to CPC. Mr. Doyle might also attend as the outgoing representative.

New Business

- Ms. Abbott noted a new RDA has been filed for 1601 Trapelo Road, which will be on the next agenda.

Motion to adjourn by Mr. Donovan, seconded by Ms. Limonciello. All present in favor. **Motion passed.**

Meeting adjourned at 7:53 PM.