



Waltham Conservation Commission
March 12, 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 7:03 PM.

Attendees: Chair Bill Doyle, Vice Chair Lisa Limonciello, Anja Shafer, Frank Fitzgerald, Gerard Dufromont. Conservation agent Julia Abbott.

Absent: Michael Donovan.

Development Prospectus Sign Off

- Watch Factory Complex (185-241 Crescent Street, 261 Crescent Street, 267-269 Crescent Street, 180 Crescent Street, 224 Crescent Street). Michael Connors, attorney with Connors & Connors, 689 Main Street, Waltham, presented. Watch City Ventures LLC is asking for a special permit from city council. Mr. Connors described past phases and the current proposal. Conservation Commission sign-off is required for the special permit. This is a city process and does not restrict or otherwise interfere with the DEP notice of intent hearing for this project (the next item on the commission's agenda). Mr. Doyle asked for and received a clarification on the addresses. [The only addresses recognized in city property records are 241 Crescent Street, the main parcel on the river; and 180 Crescent Street and 224 Crescent Street, the parking lots on the opposite side of Crescent Street.] Ms. Limonciello moved to authorize the chair, vice chair, or conservation agent to sign off on the prospectus. Seconded by Ms. Shafer. In favor: Doyle, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0846) (Continued from 2/26/2026)

Applicant: Watch City Ventures, LLC.

Property Location: 241 Crescent Street

Project Description: Site improvements to support approximately 140 residential units and associated parking, landscaping and amenities. The project represents Phase 4 of the historic Waltham Watch Factory redevelopment into a vibrant, mixed-use site.

Taylor Dowdy, PE, of BSC Group present for the applicant. Also Matt Burne, senior wetland scientist with BSC, and Esther Byun and Kevin Longo with Berkeley Investments. Mr. Dowdy addressed 5 outstanding questions from the previous appearance (2/26). (1) DCR jurisdiction, if any. They have confirmed no jurisdiction, as no work will be done in the river. (2) Snow storage. Standard practice at this location is not to pile near the river, and they truck it off site when there is significant snow. (3) Engineering Department review (storm water). Engineering will not review until ConCom has completed its part of the process. (4) Determine if ENOI or SWPPP with EPA is needed. Mr. Dowdy has confirmed that a more than 1 acre will be disturbed, so a SWPPP will be filed. (5) Resolution of

DEP comments. Pam Merrill at DEP has noted that the comments are advisory to the ConCom and addressing them is up to the ConCom. DEP has raised no new concerns since then. Ms. Abbott confirmed that she has received revised plans that clarify the jurisdictional areas. Discussion of concerns if Engineering review results in significant changes. It was felt that changes, if any, would be minor. The commission would expect the applicant to notify it and possibly reappear if Engineering requires changes. Mr. Dufromont asked about some operational details, specifically regarding demolition and materials storage. Mr. Longo pointed out that these means and methods details will be addressed once a general contractor has been hired, but that the site is in active use so construction material and debris storage on site is not planned.

[Ms. Limonciello had to step out of the meeting unexpectedly at this time.]

Motion to close the public hearing by Mr. Dufromont, seconded by Ms. Shafer. In favor: Doyle, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Motion by Mr. Dufromont to issue an order of conditions, with the standard special conditions, and an additional condition that the applicant will notify the commission of any changes required by the Engineering Department and appear before the commission for review if the changes are significant. Seconded by Ms. Shafer. In favor: Doyle, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-tba) (Continued from 2/26/2026)

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. Mr. Dufromont took the chair. DEP has not yet issued a file number. Motion to continue the hearing to the 3/26/2026 meeting by Ms. Shafer, seconded by Mr. Fitzgerald. In favor: Shafer, Fitzgerald, Dufromont. **Motion passed.**

Mr. Doyle resumed as chair.

Commission Business

- Approval of meeting minutes from 2-26-2026. Motion to approve by Ms. Shafer, seconded by Mr. Fitzgerald. In favor: Doyle, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Correspondence

- NOTED: Receipt of the city's 2026 Yearly Operational Plan for vegetation management.
- NOTED: Receipt of Eversource's 2026 Vegetation Management Plan for vegetation management in rights-of-way.

Old Business

- Paine Estate forestry management plan status. Mr. Donovan was not present to report.

Site Visit Reports

- Landry Park [316-0834]. Ms. Abbott reported that she made a pre-construction site inspection on 3/10. Work will begin soon.

New Business

- Mr. Doyle and Ms. Limonciello will begin reviewing the FY2027 budget next week.

Motion to adjourn by Ms. Shafer, seconded by Mr. Dufromont. All present in favor. **Motion passed.**

Meeting adjourned at 7:38 PM.