



**Waltham Conservation Commission
February 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: Vice Chair Bill Doyle, Gerard Dufromont, Michael Donovan Lisa Limonciello, Anja Shafer, Frank Fitzgerald. Conservation Agent Julia Abbott.

Absent: Chair Alexander Sbordone.

Development Prospectus Sign Off

- 20 Williams Street. Joseph Connors appeared for the property owner. The property is not in commission jurisdiction. This is for a city council special permit which is needed because the proposed FAR will exceed zoning limitations. Mr. Donovan moved to authorize the conservation agent to sign on behalf of the commission, seconded by Mr. Dufromont. In favor: Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.** Ms. Abbott will coordinate with Mr. Connors to schedule.

Public Hearing

Notice of Intent (DEP File # 316-0847) (Continued from 2/5/2026)

Applicant: Brad Wynnemar – Algonquin Gas Transmission, LLC.

Property Location: Tower Road.

Project Description: Relocation of approximately 1,988 linear feet of 24-inch diameter natural gas transmission line within the existing roadway layouts of Tower Road to connect to the Algonquin Meter Station. Approximately 442 linear feet of this relocation is located within a previously disturbed and unmaintained upland area adjacent to the meter station access road.

Elizabeth Martin of SWCA was present for the applicant. David Kaplan of Cambridge Water Department was also present. Ms. Abbott noted that the commission had been waiting for DEP to assign a file number (which has been done) and on comments from CWD, but was otherwise ready to close the hearing and issue an order of conditions. Mr. Kaplan confirmed that he has been in contact with the applicant and the commission and CWD has no concerns with this project. Motion to close the public hearing by Ms. Shafer, seconded by Mr. Donovan. In favor: Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.** Motion to issue an order of conditions, with the standard special conditions and no additional special or site-specific conditions, by Mr. Donovan; seconded by Ms. Limonciello. In favor: Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0846) (Continued from 2/5/2026)

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.

Ms. Abbott confirmed that the applicant has not yet received a response from the Engineering Department regarding the storm water plan and has requested a continuance to the 3/12/2026 meeting. Mr. Donovan moved to continue, seconded by Mr. Fitzgerald. In favor: Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Ms. Limonciello asked why the commission grants continuances as opposed to tabling items. Brief discussion and clarification. Tabling applies to motions in progress and removes the item to reconsideration at an unspecified future date. The commission operates under WPA and DEP regulations which impose certain timelines (i.e.: 21 days for the resolution of an NOI). When the commission and the applicant agree to a continuance, this voluntarily suspends this regulatory clock and returns the item to the agenda at a specific agreed upon date.

Public Meeting

Request for Determination of Applicability

Applicant: Washington Waltham Limited Partnership.

Property Location: 130 Second Ave

Project Description: Full repaving of parking lot and replacement of any damaged curbing. No additional disturbance or increase to impervious area.

Josh Katzen was present for the applicant, as well as Brandon Li of Kelly Engineering, the civil engineer on the project. Mr. Li described the current site conditions and the plans. The site is entirely developed and previously disturbed. He highlighted the jurisdictional areas and explained the current storm water flow. He noted constraints with some basins and pipes that restrict their ability to make improvements. The proposal is to repave the existing parking lot, but as it has not been repaired or repaved in many years they plan to repave full depth. CWD has been involved, as this site drains to their watershed. Mr. Li noted a rain garden area that has been added, per CWD's concerns, on the south side to capture, filter, and recharge, although this area is out of jurisdiction. He showed the location of planned erosion controls during work. Mr. Doyle noted that this is an RDA and that the jurisdictional area is limited to a strip on the north side. It might qualify as exempt. David Kaplan of CWD commented. He has had conversations with the applicant. He noted that the area at the south of the property is not in WPA jurisdiction but is Zone A (outstanding resource) and conveys water into the drinking supply watershed. He believes the full depth excavation for repaving makes this project subject to the redevelopment regulations and therefore has to meet storm water standards to the maximum extent practicable. He deferred to the commission on whether this has been met. He is satisfied with the new O&M plan. Discussion. Mr. Donovan asked for clarification on some paving details. Specifically depth, whether the substrate would be redone, and whether castings will need to be raised. Mr. Li responded. The work should only involve binder and topcoat. Mr. Donovan asked about stockpiling during work. Mr. Katzen noted that some material might be kept, as they hope to recycle and reuse some portion of the asphalt on site. Mr. Donovan recommended including a condition to keep stockpiles out of the buffer zone. Mr. Kaplan asked how the commission would ensure that the O&M would be recorded and enforced (as this is an RDA not an NOI). He noted that it is a good improvement, but wants to make sure it is followed. It was noted that this parcel has an old filing and OOC [316-0443, 2001] for work which was never done. Mr. Doyle suggested including a condition on the NDA requiring the applicant to file the O&M with the Registry of Deeds. Discussion of options. Motion by Ms. Shafer to issue a Positive 2b/Negative 3 determination, with additional

condition that the O&M be recorded at the Registry of Deeds. Seconded by Ms. Limonciello. Discussion. The motion was amended to include a condition that all stockpiling be done outside the buffer zone. In favor: Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.** Mr. Doyle asked that the applicant provide proof of recording at the Registry and notify the commission when they are ready to begin work.

Public Hearing

Notice of Intent (DEP File # 316-tba)

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. His firm is involved with this project. Mr. Donovan acted as chair. Mr. Nattinville was present. He summarized the existing conditions and briefly described the project. This is the only part of campus without proper sidewalks alongside vehicle access. Conduit will be added with the sidewalks, although it will not be used at this time. On behalf of Bentley, Mr. Doyle presented details of the jurisdictional areas and the planned work. He highlighted the zones near Beaver Brook and Lyman Pond as well as the FEMA flood zone. All work is in previously disturbed areas. There will be no grading/elevation changes. Drainage will be as it is now, with some expansion to an existing retention basin (which is not in a jurisdictional area). He noted an older filing for this work [probably 316-0437, 2001] which was for the original road and drainage work; he highlighted the existing drainage features, which will be inspected, cleaned, and repaired if needed, but none will be new. He noted planned locations of erosion controls during construction. Mr. Donovan has recently visited the site and observed pedestrian traffic. He asked Mr. Nattinville about access and safety, as Bentley now owns two buildings across Linden Street, which will be student housing. He asked for confirmation of removal of any material from the jurisdictional areas. Bentley had temporarily placed storage containers there at one time, and part of the area was used for storage by the DCR contractor who built the rail trail nearby. These areas were confirmed cleaned up. It was noted that the existing gate will be removed. Regarding the street crossing, Bentley has already been before the traffic commission and a crosswalk with signals will be added here. Mr. Donovan asked about dates for work; all work is planned for May 18 to August 1 of this year, between commencement and athletes arriving on campus. Mr. Dufromont asked if any planting or revegetation is to be done. Mr. Nattinville stated they would be returning the site to existing conditions but did not plan new plantings. Discussion of lighting. Mr. Doyle clarified that the new plan includes improved lighting for the roadway and sidewalk and noted it on the plan. Mr. Nattinville noted that the road will be one-way to Linden Street, so will not allow vehicle traffic onto the campus from this end. Ms. Shafer asked about groundwater concerns; Mr. Doyle believes the site is compacted and the work will only go to a depth of 18" to two feet. Mr. Fitzgerald asked for details of the basin expansion and the plan for excavated material; Mr. Doyle responded with the details and Mr. Nattinville added that the material might be used as fill for another project (in an upland area not in jurisdiction). It will not be left on site. Ms. Abbott confirmed that she is satisfied with the plans; no vegetation removal is planned, erosion controls look good, there will be no changes to elevations. She noted that a DEP file number has not yet been assigned. Motion to continue to 3/12/2026 by Ms. Limonciello, seconded by Ms. Shafer. In favor: Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Mr. Doyle resumed as chair.

Commission Business

- Approval of meeting minutes from 2-5-2026. Motion to approve by Ms. Limonciello, seconded by Mr. Donovan. In favor: Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Correspondence

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Old Business

- Paine Estate forest management plan. Mr. Daly reported that a preliminary plan had been created in 2021 by Land Stewardship, Inc. using the CPC grant account. It was a recommendation for work and a brief proposal for a 3-5 year plan, then maintenance. The report appears to never have been sent and/or never received. Mr. Donovan asked if the original RFP for this is in the files. Mr. Daly is not sure and will check. He believes that due to staff changes at both the commission and LSI at the time (2021), this proposal was never followed up on. Mr. Donovan believes part of the issue with not moving forward involved anticipated changes with site signage at the time. He thinks the commission should review the old RFP and re-issue it. He asked if the LSI proposal included an estimated dollar value for the work. It does not appear to. The only amount charged against the CPC grant is \$750, for this proposal. Mr. Donovan will reach out to Mr. Moser, who was involved with this project, to see if he has additional info about the RFP. Mr. Dufromont noted he is assisting the mayor with an unrelated project within the 6 acre historical core of the site.

Site Visit Reports

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Committee Reports

- **CPC:** The February meeting was cancelled. Next meeting scheduled for May 12. This is the annual meeting/public input hearing. Mr. Doyle noted no new applications at this time.

New Business

- Election of Commission officers for 2026-27. Mr. Sbordone is stepping down from the commission. The commission is required to choose a chair “before the first Monday in every March.” The commission also elects a vice-chair, clerk/secretary, and delegate to the CPC. Discussion of roles and responsibilities. Mr. Doyle nominated a slate of officers to include himself as chair, Ms. Limonciello as vice-chair, and Mr. Dufromont as clerk. Seconded by Ms. Limonciello. In favor: Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.** Mr. Daly reminded that they also need a CPC delegate. Discussion. Ms. Shafer nominated Mr. Fitzgerald, seconded by Ms. Limonciello. In favor: Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.**

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

Meeting adjourned at 8:27 PM.