



Waltham Conservation Commission
February 5, 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 7:00 PM.

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

Absent:

Public Hearing

Notice of Intent (DEP File # 316-0841) (Continued from 1/8/2026)

Applicant: Andy Huntoon - Maple Multi-Family Land East Coast, L.P.

Property Location: 245-265 Winter Street

Project Description: Development of a multi-family residential complex. Work is in buffer zone only.

Adam Zwick of Goddard Consulting presented. Also present: Kevin Superko of Trammell Crow and Mitch Maslanka of Goddard. Mr. Zwick noted that the commission has reviewed this project before and this appearance is to give updates after review by the zoning board and to address any remaining questions. He provided a brief summary of the project. No work is proposed in the wetlands, only in previously disturbed buffer zones. Nitsch Engineering has completed the storm water review and concluded that the project is in compliance and will lead to a reduction in runoff and improved water quality. The amended plans show changes made for the ZBA, but those areas are not within commission jurisdiction. The pedestrian walkway has been revised (which is the primary area of commission concern). He highlighted this on plans, maps, and with photos. Erosion control types have been changed for better suitability.

Mr. Dufromont referenced the site visit last summer and discussions about placement and ADA compliance of the pedestrian walk. Mr. Superko confirmed compliance and that it will not need to be relocated. Ms. Limonciello noted the flooding concern raised by residents to the north at a previous meeting. Issues in that area are not tied to this project, and the planned work will ensure they are not added to. Mr. Donovan asked for confirmation that the Waltham Fire Department is satisfied with the access; Mr. Superko confirmed that WFD asked for some minor changes which have been made and he showed the movement plan. Mr. Donovan asked for and received clarifications related to the driveway and walkway configuration and related drainage plan; brief review of the overall drainage plan. Mr. Dufromont asked for clarification of the planned levelling of the northern side of the lot. This was reviewed. The lot will be flatter and slightly lowered and will direct water toward the south to infiltration basins, with only overflow to the city system. Mr. Doyle asked for confirmation that the commission has all revised plans. He asked if this site drains to the wetland to the west; it does not. His concern is that this could be unintentionally deprived of water. It was confirmed that the wetland

receives flow from other parcels off-site to the north and west. Discussion, confirming that flow directions have not changed, flow will be slowed and quality improved.

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

Discussion of whether any special conditions were needed. Mr. Doyle moved to issue a positive order of conditions, with the standard special conditions and no additional special or site-specific conditions. Seconded by Mr. Donovan. In favor: Sbordone, Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Brief discussion of current project timeline. They do not expect to begin work for 6-9 months. Mr. Doyle reminded them to be aware of the OOC expiration date if work will extend beyond it.

Public Hearing

Notice of Intent (DEP File # 316-tba)

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. Tom Dahl of Algonquin and Richard Paquette of SWCA also present. Nick Skoly of VHB was present on behalf of BXP, which is associated with this filing because of other work at this location [DEP#316-0823]. Mr. Dahl explained that this NOI had been submitted in early 2025 then withdrawn due to major changes. He explained the situation of the shared work in this area between Algonquin/Enbridge and BXP. Ms. Martin presented details of the site and the proposed work, including the wetland issues; she included photos of site conditions. Work areas and erosion controls were highlighted, materials storage area noted. Needed vegetation removal and proposed revegetation were covered. Mr. Dahl added that erosion controls and BMPs are built into their projects and exceed that required by regulation. He explained how this work would be done in coordination with BXP, specifically regarding a retaining wall and vegetation restoration. Long term they will maintain the easement per applicable federal regulation, which would be mowing and light brush removal. The project would begin spring 2026 with completion expected fall 2026.

Mr. Dufromont asked if Cambridge Water had signed off, as this area is of concern to them and DEP. Ms. Martin said that CWD had been notified but they have not yet had a response. The commission will want CWD's comments on file. Mr. Dufromont asked into the location of this work around the prominent ledge in the area. Mr. Skoly confirmed that this work will not be affected by that. Mr. Donovan asked for clarification of the limits of work to the north and south; this was given. Not all the work is in a jurisdictional area. He was concerned about the planned new highway ramp area. Mr. Skoly noted that part of the reason for this work is to avoid that area. Mr. Doyle confirmed the location of the existing pipeline on the plans, noting that it will be moved out of the wetlands. The old pipe will be abandoned in place. He asked if 401/404 water quality is an issue. Mr. Paquette explained that the work is not actually in the water quality area; they have previously worked with CWD to document concerns and responses, and these are in the NOI. Mr. Doyle was satisfied that there are likely no issues, but the commission will need the letter from CWD. This filing cannot be closed yet, as a DEP number has not been assigned. Mr. Doyle moved to continue to the next meeting [2/26]. Seconded by Mr. Dufromont. In favor: Sbordone, Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont.

Motion passed.

Public Hearing

Notice of Intent (DEP File # 316-0846)

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 of BSC Group was present for the applicant. Also Olivia Shaw of BSC and Esther Byun and Kevin Longo of Berkeley Investments. Ms. Shaw presented site photos highlighting the wetland issues. The relevant areas are previously developed and mostly impervious. The site is in a historic mill district (exempt under 310 CMR 10.58(6)(k)) and is not subject to typical WPA riverfront regulation. There are BLSF / FEMA flood plain considerations. She noted an NHESP Priority Habitat boundary touching the site; this is associated with a location across the river at Mt. Feake and work will avoid that area. The proposed work is at the south end of the parcel and mostly within the bounds of the existing parking garage, which will be removed. New landscaping will be added. The existing stormwater system will be replaced and slightly expanded. Overall, net decrease to impervious. Mr. Dowdy highlighted the fill and compensatory storage areas, but noted this is a very small amount: 106 cu.ft. filled, 193 cu.ft excavated. He noted the existing O&M plan, which will be updated for this project. He gave some details of the new landscaping and planting plan. The public easement to the river will be shifted slightly but will continue to exist. Mr. Donovan had been at the site recently and observed large piles of snow from the recent storm. He asked about snow stockpiling in the new design, as this must be kept away from the river. Mr. Longo clarified that they do not normally stockpile snow at the site, but due to a machinery breakdown this week they have been unable to keep up and this snow will be removed soon. Clarification of parking: the new structure will include 48 spaces in a lower level, and additional parking will be in the lots across Crescent Street, which are currently under-used and have excess capacity. Parking is shared across the site. Mr. Donovan asked if any old drainage pipes exist and discharge into the river. Mr. Dowdy was not aware of any. He highlighted the existing active stormwater system and the pipe to the river on the plan. Mr. Donovan asked if there were any permits with DCR for this. He felt more information should be provided. Mr. Doyle noted that existing discharge here is likely permitted, and only new discharge would be a permitting issue. It was clarified that there will be a new storage system only because the existing system needs to be moved for the construction. The status of review by the city's Engineering Department was raised; the commission will want the result of that review before making a decision. It was noted that due to replacing the open parking deck with a building roof, future runoff should be cleaner than current. This alone would be a net improvement. Any drainage from the planned interior parking would be filtered and go into the city sewer system. Brief discussion and clarification of the buffer zone and riverfront area locations. Mr. Doyle asked about a paved area shown on the plans and if this indicated garage access; Mr. Superko clarified that there is no garage access, this area will be paved to address emergency access per Waltham FD. Mr. Dufromont asked for a clarification on the parking. He asked into specifics of the snow removal and sand and salt use. Mr. Longo clarified the type of materials used, which meet Waltham's requirements. This is specified in the O&M, which will be updated. It was noted that the applicant maintains the bike trail at this location, and it will not be affected by this work. DCR placed and maintains the boat launch. Mr. Dufromont asked about demolition storage. Ms. Byun stated they plan to remove material immediately with no stockpiling, as the site is in active use. Erosion controls were touched on. Mr. Doyle asked if NPDES is anticipated. Mr. Dowdy believes the work area will be under the size that mandates this. DEP comments regarding compensatory flood storage and velocity discharge calculations were noted. Fill has been addressed and Mr. Dowdy has made the discharge calculations and will provide to DEP. Mr. Doyle did not believe this will require any changes to the plan. Mr. Doyle moved to continue to the next meeting, 2/26, seconded by Mr. Donovan. In favor: Sbordone, Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.** Mr. Doyle

Approved 2-26-2026

noted that if the Engineering Department review has not been completed, the applicant can request a further continuance.

Commission Business

- Approval of meeting minutes from 1-22-2026. Motion to approve by Mr. Donovan, seconded by Ms. Shafer. In favor: Sbordone, Doyle, Donovan, Limonciello, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Correspondence

- Mr. Donovan noted a snow dumping issue at 1036 Lexington Street. Ms. Abbott has delivered a warning letter. Mr. Sbordone asked if the adjacent property [1018 Lexington] should also be warned. Mr. Donovan stated that the plowing or dumping at 1036 likely killed the shrubs which had just been planted as a restoration condition. Mr. Donovan will also take a look at 1018, and Ms. Abbott will issue a warning if appropriate.
- Ms. Abbott noted a complaint to DEP about dumping contaminated snow into wetlands at 200 Trapelo Road. She has a visit scheduled with CPW to investigate.

Old Business

- Mr. Donovan raised the forestry management plan at the Paine Estate. Mr. Doyle noted that the commission received a grant from the CPC several years ago to create this. Mr. Daly did not know details, but believes this funding is held in an account by CPC. He will investigate. Mr. Donovan believes an RFP was created but never released. He believes Ms. Abbott might be able to move this forward.

Site Visit Reports

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Committee Reports

- **CPC:** The meeting scheduled for February 10 has been cancelled. The next meeting will be sometime in May. Ms. Shafer asked for clarification of ConCom's involvement with the CPC, which Mr. Doyle explained; there is a permanent seat on the CPC for a member from ConCom.

New Business

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

Meeting adjourned at 8:59 PM.