



Waltham Conservation Commission
January 8, 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 Alexander Sbordone, Vice Chair Bill Doyle, Gerard Dufromont, Michael Donovan Lisa Limonciello, Anja Shafer, Frank Fitzgerald. Conservation Agent Julia Abbott.

Absent:

New commissioners Anja Shafer and Frank Fitzgerald were present for the first time. It was acknowledged that Ms. Shafer has not yet been sworn in by the city clerk, so cannot vote on commission business.

Public Hearing

Notice of Intent (DEP File # 316-0841) (Continued from 12/4/2025)

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.

The applicant has requested a continuance to the 2/5/2026 meeting. Mr. Daly from the commission office noted that this filing has been open for more than six months, so the applicant will be asked to re-advertise as a public courtesy. Mr. Doyle moved to continue, seconded by Mr. Donovan. In favor: Sbordone, Donovan, Doyle, Limonciello, Fitzgerald, Dufromont. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0845)

Applicant: Thomas Valton – Massachusetts Department of Conservation and Recreation

Property Location: Waverley Oaks Road (Beaver Brook Reservation).

Project Description: Construct a stone wall along a portion of Beaver Brook where the asphalt walkway has been eroded and continues to erode along the bank. This wall will support preservation and maintenance of the walkway and pedestrian stream crossing and will prevent future erosion of the walkway. Following completion of the wall construction, repave the impacted portion of the walkway. The goal is to repair and stabilize the eroding section at the pedestrian bridge crossing.

Stephen Perry and Doug Partridge of Arcadis were present. Also Thomas Valton and Joseph McCrann of DCR. Mr. Perry made introductory remarks then Mr. Partridge presented an overview and details of the proposed work. Construction is entirely above the mean high-water line and erosion controls (filter socks) will be in place. After new construction, the section will be repaved. There will be no equipment or materials storage in a resource area. He highlighted the resource areas and impact.

Approved 1/22/2026

The project area is approximately 0.01 acre, with 5.6 cu.yd. of fill. A stormwater management plan is included. He noted that there is no proposed compensatory flood storage for the fill; this is based on (1) the fill is correcting previous historical erosion and will prevent future erosion, (2) the area relative to the drainage area (approx. 4.82 sq.mi.) is extremely small, (3) the project is an overall benefit and will minimize future erosion.

Mr. Donovan believes this project is overdue. He has been to the site recently and took note of this specific erosion area. He pointed out that this bridge is heavily traveled and asked about pedestrian traffic concerns. Mr. Valton stated that there will be a traffic management plan for pedestrians and cyclists which is expected to allow continued traffic. They expect to close the crossing entirely only during repaving, which is expected to require approximately half a day. DCR plans to issue public advisories for the project. Mr. Donovan noted additional summer water park traffic. Mr. Valton explained that the project plan calls for work to begin this spring at the earliest, but funding has not yet been secured so work is expected in FY27 (after 1 July 2026) unless conditions deteriorate and work is needed on an emergency basis. Mr. Fitzgerald agreed this will be a great improvement. He felt the bridge upstream from this one would be an adequate temporary detour. Mr. Dufromont agreed that this is a good project. The commission solicited public comment; none was offered.

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

Mr. Doyle reminded the commission that for previous filings DCR has asked for modifications to the standard special conditions, and asked if this has been done for this project. Mr. Daly stated that this has not yet been done for this project, but it will use the template previously worked out with DCR. Mr. Doyle moved that the standard order of conditions, with the special conditions for DCR, be finalized by commission staff and DCR before the next meeting [1/22/2026], to be voted on at that meeting. Mr. Donovan seconded. In favor: Sbordone, Donovan, Doyle, Limonciello, Fitzgerald, Dufromont.

Motion passed. The commission and the applicant anticipate issuance of a positive order of conditions at the next meeting.

Commission Business

- Approval of meeting minutes from 12-04-2025. Motion to approve by Ms. Limonciello, seconded by Mr. Baker. In favor: Sbordone, Donovan, Doyle, Limonciello, Fitzgerald, Dufromont. **Motion passed.**

Correspondence

- Charles River Watershed Association letter to MWRA regarding plans to continue allowing combined sewer overflows into the Charles River by Cambridge and Boston. Mr. Dufromont noted that this issue was high profile during the most recent Head of the Charles race weekend. Discussion. Mr. Doyle moved that the commission authorize the chair to sign a letter on behalf of the commission; seconded by Mr. Dufromont. In favor: Sbordone, Donovan, Doyle, Limonciello, Fitzgerald, Dufromont. **Motion passed.** Mr. Sbordone will sign, which can be done online.

Old Business

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New Business

- Ms. Abbott noted an RDA expected to be on the next agenda, for repaving of Beaver Street by the city.
- Mr. Dufromont again recognized new members, Ms. Shafer and Mr. Fitzgerald. Brief discussion on the training recommended and available for commission members. Ms. Shafer noted they

have been encouraged to take training. Mr. Doyle recommended MACC and DEP training and commented on the enormous amount of material related to the WPA.

Committee Reports

- **CPC:** Mr. Doyle noted the next meeting is scheduled for February 10. No new applications have been received.

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

Meeting adjourned at 7:32 PM.