



Waltham Conservation Commission
June 18, 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, Gerard Dufromont, Michael Donovan, Anja Shafer, Frank Fitzgerald. Conservation Agent Julia Abbott. [Ms. Limonciello joined approximately 7:08. Mr. Dufromont joined audio only approximately 7:08.]

Absent:

Development Prospectus Sign Off

- 995 Main Street. Michael Connors of Connors & Connors, 689 Main Street, appeared for the applicant. He briefly described the project, which is for a proposed credit union location with a drive-through, which requires a city council special permit. The location is not in WPA jurisdiction and Ms. Abbott has recommended sign off. Motion to authorize Ms. Abbott to sign off on behalf of the commission by Mr. Donovan, seconded by Ms. Shafer. In favor: Shafer, Fitzgerald, Donovan, Doyle. **Motion passed.**
- 70 Market Place Drive, building 4 (1265 Main Street). Michael Connors of Connors & Connors appeared for the applicant. [Ms. Limonciello and Mr. Dufromont joined the meeting at this time.] Mr. Connors briefly described the project. A special permit is needed due to the planned fast food use (citing 3.229, 3.260 and 3.512 of city zoning code). The location is not in WPA jurisdiction and Ms. Abbott has recommended sign off. Motion to authorize Ms. Abbott to sign off on behalf of the commission by Mr. Donovan, seconded by Ms. Shafer. In favor: Shafer, Donovan, Fitzgerald, Dufromont, Limonciello, Doyle. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0852) (Continued from 6-4-2026)

Applicant: James Van Donsel & Barbara Marriott.

Project Location: 32 Riverview Ave.

Project Description: Remove and rebuild an existing set of stairs and a retaining wall. Add a new retaining wall and expand an existing parking area.

The commission heard this filing previously and was prepared to issue a permit, but a DEP file number had not yet been assigned. Ms. Abbott noted the wording of a single special condition, previously discussed. Ms. Shafer moved to issue an Order of Conditions, with the standard special conditions and the site-specific condition as presented. Ms. Limonciello seconded. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-0853)

Approved 7-13-2026

Applicant: Andrew Champion

Property Location: 339 Bacon Street

Project Description: Raze existing single-family home and construct a new single-family home within the riverfront area.

Mr. Fitzgerald recused himself from this hearing. Ms. Abbott confirmed that a file number has been assigned. Mr. Champion was present. Bob Bibbo presented for the applicant. Mr. Bibbo described the site and current conditions as well as the proposal for a new structure. He described numerous constraints on the lot due to easements, the street, and the brook. The new house will be slightly farther from the brook and closer to the street. Ms. Abbott added comments. She noted erosion controls, drainage improvements and a stockpiling area. She has looked into floodplain issues; the bank here is steep and the area is not actually in a floodplain. There will be a slight reduction in impervious area due to removal of a concrete patio and the shifting of the structure's footprint. Mr. Donovan asked for and received clarification on details regarding heavy equipment placement during demolition and construction. Ms. Limonciello asked a question to clarify the impervious area. Ms. Shafer asked about landscaping and restoration. Mr. Bibbo said that the rear area would be grass; shrubs in front will be replaced. Mr. Dufromont asked for clarification on the structure footprint, impervious area, and the deck and patio details. He asked when the project is planned to start; Mr. Bibbo did not have an exact date, but the applicant wishes to begin as soon as possible. Mr. Doyle summarized the project's WPA concerns and solutions and stated he believes this is a net improvement. He asked if the stormwater and drainage have been approved by the Engineering Department. Mr. Bibbo stated they have not. The ConCom is their first stop. Mr. Doyle noted that projects which require approvals from multiple departments can begin the process at different points and this is not a problem as long as all approvals are secured.

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

Motion to issue a positive order of conditions by Ms. Limonciello, including Waltham's standard special conditions. Seconded by Mr. Donovan. In favor: Doyle, Limonciello, Donovan, Shafer, Dufromont. **Motion passed.**

Mr. Champion thanked the commission for approval. He expressed appreciation to the commission for the work they do; his mother, Gloria Champion, who staffed the commission office for many years and also served on the commission, was passionate about these issues and he thanked the commission for continuing this work.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0814)

Applicant: Kimberly A (Scott) Hebert

Property Location: 190-282 Trapelo Road

Project Description: Project consists of a memorial, chipping range, and disc golf area. Additional improvements include access road, parking, retaining wall, and drainage improvements.

Ms. Hebert was present. The commission discussed this project with an applicant representative at a previous meeting (5/21/26). There were concerns over how to close it based on complications in the original filing and the recording. Ms. Abbott summarized the previous issues and noted that no work was done in jurisdiction. She recommended issuing a COC (with "invalid OOC" noted). This will clear up the filing status for future work (a new NOI is expected later this year). Ms. Shafer moved to issue the COC, seconded by Ms. Limonciello. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Ms. Hebert thanked the commission.

Public Meeting

Request for Determination of Applicability

Applicant: Aaron Hall

Property Location: 153 Second Ave

Project Description: Installation of an underground stormwater management system and associated structures and piping within the buffer zone. The work also includes minor grading and repaving of a portion of the existing parking area. All work will take place within impervious and previously disturbed area. No increase in impervious area or vegetation removal is proposed.

Jared Walsh of Bohler was present for the applicant. Mr. Walsh showed the current conditions and pointed out the proposed work areas. The work consists of utility upgrades in previously developed areas. Some gravel will be replaced with impervious pavement, which has led to proposed stormwater/infiltration improvements to compensate. He noted the locations and jurisdictional boundaries. Existing runoff will be routed to the new system. Impervious increase is outside jurisdiction, but the system is partially within it. He confirmed that they have been working with the Engineering Department. He noted that this site has been found to be Zone A water quality in the Cambridge reservoir area and how to handle that is being worked out with Cambridge Water Department. Ms. Abbott noted that recharge into Zone A is prohibited, but there are some exemptions; she and CWD are looking into whether this work can comply. She recommends continuing the hearing until this is resolved. Discussion. It was confirmed that the stockpile area has been moved out of the buffer. Motion to continue to the next meeting (7/16/2026) by Mr. Dufromont, seconded by Ms. Shafer. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont.

Motion passed.

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0805)

Applicant: Robert Winn

Property Location: Near 53 Trapelo Road

Project Description: Replacement of structurally deficient culvert at Trapelo Road over Beaver Brook. Replacement in-kind. Construction of a low flood storage wall.

Mr. Winn was present. Mr. Dufromont has visited the site. Mr. Winn stated that they are very happy with the work the contractor did and are ready to close the file. Ms. Abbott confirmed that an as-built has been received, work has been completed satisfactorily, and all conditions have been met. Mr. Doyle asked for details of the plantings' survival status and responsibility. This has been on the contractor and DCR, and the plantings have been in for over a year and are doing well. Motion to issue COC by Ms. Shafer, seconded by Ms. Limonciello. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Commission Business

- Meeting minutes from 6-4-2026. Motion to approve by Mr. Donovan, seconded by Ms. Limonciello. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Correspondence

- NOTED: DCR had planned treatment of invasive swallow wort in Beaver Brook reservation (6/10).
- NOTED: Massachusetts Northeast Region continues to be at Level 3 – Critical Drought.

Old Business

- FY2027 budget update. Mr. Doyle reported on the city council budget hearing. There were no changes. Councilors asked questions about step increases for staff and remote meetings. They also asked about the CPC grant status. Mr. Doyle briefly noted the history of this grant (the

“Paine Estate Forestry Management Plan”). The grant has been on the books unused for several years, and the CPC has inquired about taking the money back.

- CPC grant status discussion. Should the commission return the funds or revive the project? Mr. Dufromont asked if the funds could be used for Paine Estate improvements. Mr. Doyle was unsure, but the grant was originally for a management plan. Mr. Dufromont proposed creating a subcommittee to review and research this and make a recommendation. Mr. Dufromont, Mr. Donovan, and Ms. Shafer volunteered to do this. Mr. Dufromont will schedule a meeting to do this. Mr. Doyle said he would also meet with Mr. Dufromont to share information, and he suggested that the Paine Estate person (Jamie Stevens) also be contacted. Mr. Dufromont asked that all available documentation of the original project be recirculated. Mr. Doyle asked that this subcommittee be added to future agendas for a regular report.

Site Visit Reports

- 901 Moody Street (Woerd Ave landfill). Ms. Abbott made a pre-construction site visit to inspect erosion controls. They're ready to begin and will keep her informed as they proceed.

New Business

- Election of Commission officers for 2027 budget year. Brief discussion. The commission held interim elections in February when Mr. Sbordone stepped down. Mr. Doyle suggested that the current officers could be reaffirmed for FY27 (Chair: Doyle, Vice-Chair: Limonciello, Secretary: Dufromont, CPC Rep: Fitzgerald). Ms. Shafer so moved. Mr. Fitzgerald seconded. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

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

Meeting adjourned at 8:16 PM.