



**Waltham Conservation Commission
September 10, 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 Bill Doyle, Vice Chair Lisa Limonciello, Gerard Dufromont, Michael Donovan, Anja Shafer, Frank Fitzgerald. Conservation Agent Julia Abbott.

Absent:

Development Prospectus Sign Off

- 962 Main Street. Pat Coyne appeared for the petitioner (Colbea Enterprises). The parcel is out of conservation commission jurisdiction but needs sign-off as part of the city council special permit process. The location is currently a filling station/service station/convenience store. The owner proposes redeveloping the property as a Seasons Corner Market, which will abandon the auto service use and expand the convenience store use. The change will increase the public floor area to greater than 1,000 sq.ft., which requires a special permit. The commission had no questions. Mr. Donovan moved to authorize the chair or the conservation agent to sign-off on behalf of the commission. Ms. Limonciello seconded. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: Paul Murphy

Property Location: 36 Kingston Road

Project Description: Remove 10' x 10' glass room and 6' x 10' deck and construct new 10' x 20' room on sonotube footings.

Mr. Murphy briefly described the project. The proposed plans were shown, as well as current condition photos taken by Ms. Abbott during a site visit. Work is all within buffer zone to the stream at the rear of the property. New impervious area will be 94 sq.ft. Proposed erosion controls look good. Ms. Abbott recommended a Positive 2B / Negative 3 determination. Mr. Doyle noted the proposed work is in previously developed area. He asked about the current footings. Mr. Murphy confirmed that they exist, but the dimensions are unknown. Mr. Dufromont asked if there would continue to be a storage area under the deck; there will. Mr. Fitzgerald made a motion to issue a Positive 2B / Negative 3 determination; Ms. Shafer seconded. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Mr. Doyle stated to Mr. Murphy that he would need to work with the Engineering Department regarding any storm water concerns and whether permitting would be needed. Brief discussion. He was aware of this and it is in progress.

Ms. Limonciello left the meeting briefly around approximately time point 7:00 of this recording, due to a power outage. She returned before time stamp 12:00.

Public Meeting

Request for Determination of Applicability

Applicant: Devin McArthur

Property Location: 231 Second Ave

Project Description: Reclaim, grade, pave, and stripe 37,370 sq.ft. commercial parking lot. No change to the current parking lot dimensions, only reestablishing a solid gravel base and repaving.

Ms. Abbott informed the commission that the applicant had requested a continuance earlier that day as they are still working out some details with Cambridge Water Department. They expect to appear at the 9/24 meeting. Motion to continue by Ms. Shafer, seconded by Ms. Limonciello. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Public Meeting

Request for Certificate of Compliance (DEP File # 316-0839)

Applicant: Bradley Cardoso / Hobbs Brook Real Estate LLC

Property Location: 404 Wyman Street

Project Description: Construction of two patios and reconstruction of the building entrance area at the 404 Wyman Street office building.

Anthony Donato of Hancock Associates was present for the applicant. He briefly summarized the project. Ms. Abbott met with him on a site visit recently. Photos of the completed project were presented. Ms. Abbott recommended issuing a full certificate of compliance. Ms. Limonciello moved to issue a certificate of compliance; Mr. Dufromont seconded. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Commission Business

- Approval of meeting minutes from 8-13-2026. Mr. Donovan moved to approve; Ms. Limonciello seconded. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**
- Vote to issue a Certified Copy of Certificate of Compliance for 860 Winter Street (DEP File #316-0714). Ms. Abbott explained that this request has come from the applicant, who had lost the original COC and never filed it with the Registry of Deeds. Ms. Limonciello asked how old this project was. Mr. Daly looked this up: the original COC was issued in 2017. Ms. Limonciello moved to authorize Ms. Abbott to sign the paperwork on behalf of the commission. Mr. Dufromont seconded. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**
- Vote to issue a corrected Order of Conditions for 455 Totten Pond Road (DEP File #316-0850). Applicant listed incorrect applicant and owner corporate entity name and Registry of Deeds will not accept as-is. No other changes. Motion to issue a corrected OOC by Ms. Limonciello, seconded by Mr. Fitzgerald. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.**

Correspondence

- NOTED: MA Department of Public Health issued an advisory for potential cyanobacteria in the Charles River upstream of Waltham. Out of an abundance of caution the commission office posted a notice on the city web site.
- NOTED: 200 Trapelo Road. The mayor responded to the commission's inquiry regarding the conservation restriction status.

- NOTED: DCR conducted follow-up treatment of invasive knotweed in Beaver Brook Reservation during the week of 8/24.

Site Visit Reports

- Ms. Abbott reported on a meeting August 27 at the Trapelo Road bridge over Beaver Brook with representatives from MTP Communications, Lightpath, Belmont Conservation Commission, and DCR regarding a proposed conduit installation across the Beaver Brook bridge for McLean hospital. They are at an early stage and still considering two options. She will report back when more is known.
- Bentley University access road (316-0848). Ms. Abbott visited with Mr. Doyle and John Nattinville recently and the project looks good. She expects an RCOC soon.

Committee Reports

- Paine Estate Forest Management Plan subcommittee. Mr. Dufromont noted that personal issues have kept him from being able to deal with this, but he expects to now get this back on track.
- **CPC:** Next meeting will be September 22.

New Business

- Discussion and approval of 2027 meeting dates. Proposed dates were circulated after the previous meeting. Brief discussion. No concerns were raised. Motion to approve by Mr. Donovan, seconded by Mr. Dufromont. In favor: Doyle, Limonciello, Donovan, Shafer, Fitzgerald, Dufromont. **Motion passed.** Mr. Daly will post and circulate the meeting dates.

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

Meeting adjourned at 7:30 PM.