



**Waltham Conservation Commission
September 24, 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 7:04 PM.

Attendees: Chair Bill Doyle, Gerard Dufromont, Michael Donovan, Frank Fitzgerald. Conservation Agent Julia Abbott.

Absent: Vice Chair Lisa Limonciello, Anja Shafer.

Public Meeting

Request for Determination of Applicability (continued from 9-10-2026)

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 has asked to continue. They are still working with Cambridge Water, specifically on the O&M plan, and expect to be ready by the next meeting. Mr. Donovan moved to continue to the 10/8 meeting. Mr. Dufromont seconded. In favor: Doyle, Donovan, Fitzgerald, Dufromont. **Motion passed.**

Public Hearing

Notice of Intent (DEP File # 316-tba)

Applicant: George Sarris

Property Location: 234 Calvary Street

Project Description: Raze an existing commercial building and a garage and construct a new commercial building within the same building footprint. The entire lot is within the 100-year floodplain and 200' Riverfront Area.

The applicant was present. Bob Bibbo of Bibbo Brothers presented for the applicant. Mr. Bibbo summarized the project. It is in floodplain and riverfront area. He noted the existing septic system, which will be removed. They will demolish both structures (building and garage) and rebuild the main building in almost the same footprint (about 40 sq.ft. larger). He showed a slight increase in compensatory flood storage based on the removal of the garage (it will not be rebuilt). The new building will have flood gates, so if water ever gets that high it will flow through. The septic will be filled with sand. They have an easement to connect to water and sewer on Calvary Street. They will be installing 10 galleys for storm water. Ms. Abbott noted that DEP hasn't assigned a file number (so no decision can be made tonight). DEP has made technical comments and both Ms. Abbott and Mr. Bibbo have communicated with DEP about them. The applicant submitted some DEP-requested changes this afternoon; Ms. Abbott and DEP have not yet reviewed. Ms. Abbott recommends

Approved 10-8-2026

continuing to the next meeting. She stated these are technical issues which can be worked out. Mr. Dufromont asked about the planned erosion controls and materials storage during demolition. Mr. Bibbo stated that standard erosion controls will be used and demolition material will be removed daily. He added that there will be no snow storage on site, per discussions with the conservation agent and MA DEP. There will also be no salt used. Mr. Dufromont asked about parking. There is parking now, and the specific number of parking spaces after completion will be worked out with the building department. Mr. Donovan commented on the septic vs. sewer change and had minor questions about the building location and size and the use of the easement [the parcel does not have direct street frontage and is accessed by an easement through 224 Calvary Street]. He asked about the building's planned use. Mr. Bibbo noted that this has not been settled; acceptable uses will be worked out with the building department and zoning board. The owner plans to lease the space out. Heavy equipment will not be stored on site. Mr. Donovan asked if the building will be only one story. Mr. Bibbo confirmed this, although it might also have loft space. Plans have not been finalized. Mr. Doyle commented that this looked straightforward. He asked if the applicant had worked with the engineering department yet regarding storm water. Mr. Bibbo said they had not but are planning to. Mr. Donovan moved to continue to the 10/8 meeting; Mr. Fitzgerald seconded. Mr. Dufromont asked the applicant to confirm that this would be enough time; Mr. Bibbo thinks so, but will inform the commission if more time will be needed. In favor: Doyle, Donovan, Fitzgerald, Dufromont. **Motion passed.**

Commission Business

- Approval of meeting minutes from 9-10-2026. Mr. Donovan so moved, seconded by Mr. Dufromont. In favor: Doyle, Donovan, Fitzgerald, Dufromont. **Motion passed.**

Correspondence

- NOTED: MA DEP reminds all ConComs that drought status determinations are “backwards looking.” The Northeast Region (including Waltham) remains in drought and ConComs should not accept intermittent stream determinations made since 8/1/25 without additional investigation.

Site Visit Reports

- Lyman Estate. Ms. Abbott has a visit scheduled next week to inspect the new plantings (DEP 316-0734).

Committee Reports

- Paine Estate Forest Management Plan subcommittee. Mr. Dufromont noted they plan to meet with the city purchasing agent to discuss and work on a plan to move forward.
- **CPC:** Met September 22. Mr. Fitzgerald reported there were three funding requests: (1) First Parish Church steeple repairs, \$50,768 for painting and repairs, mostly cosmetic work. Approved. (2) 20 Felton Street, community day center, for windows and siding replacement, \$104,600, also supported by the historical commission as this is a 136-year old building. There is some urgency to the request due to the building condition and winter approaching. Approved, although a second request is expected as this covers only three sides of the building. (3) Gore Place, restoration of 43 windows, a large project, south side of the building only. \$350,000 requested, approved. Brief discussion. Mr. Fitzgerald also noted some discussion about the funds available to the CPC. Next meeting scheduled for 11/17.

New Business

- Mr. Daly from the commission office informed the commission that today the law department delivered 9 draft conservation restrictions for review. He and Ms. Abbott will work with the CPC staff to review and understand and note any concerns. He hopes that by either the 10/8 or the

10/22 meeting they will be able to give a recommendation to the commission for approval status. The CRs include not just 200 Trapelo Road (Fernald) but all parcels purchased with CPC funds. Some of these are not in WPA jurisdictional areas, so ConCom involvement is expected to be minimal for those. Mr. Doyle asked that the text of the CRs be made available to the commission for review.

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

Meeting adjourned at 7:30 PM.