Mayor
Marc C. Laredo

Acting Director, Planning & Development
Katie Whewell

Chief Environmental Planner
Jennifer Steel
Assistant Environmental Planner
Ellen Menounos

1000 Commonwealth Ave.
Newton, MA 02459
617-769-1000

Conservation Commission Members
Dan Green, Chair
Susan Lunin, Vice Chair
Kathy Cade
Leigh Gilligan
Jeff Zabel
Bob Jampol
Sean Macamaux

Conservation Commission
AGENDA
January 8, 2026

Location: Zoom. This meeting will be a virtual meeting.
https://newtonma-gov.zoom.us/j/86863878414 or +13017158592,,86863878414#
Time: 7:00 pm
NOTE: The Chair may take items out of order and may limit discussion
NOTE: Packets and full applications are available on the Commission's website.

WETLANDS DECISIONS

1) **885 Centre St. – Request for Certificate of Compliance – parking lot and drainage -- DEP file # 239-29** (estimated start 7:00, estimated duration: 5 minutes)

   Owner/Applicant: Patrick O'Hern, Trustees of Boston College

2) **885 Centre St. – Request for Certificate of Compliance – reconstructed drainage and slope stabilization -- DEP file # 239-1003** (estimated start 7:05, estimated duration: 5 minutes)

   Owner/Applicant: Patrick O'Hern, Trustees of Boston College

OTHER DECISIONS

3) **Minutes to be approved** (estimated start 7:10, estimated duration: 5 minutes)

DISCUSSION AND UPDATES

4) **Updates** (estimated start 7:15, estimated duration: 15 minutes)

PUBLIC COMMENT

ADJOURNMENT (estimated time 7:30)

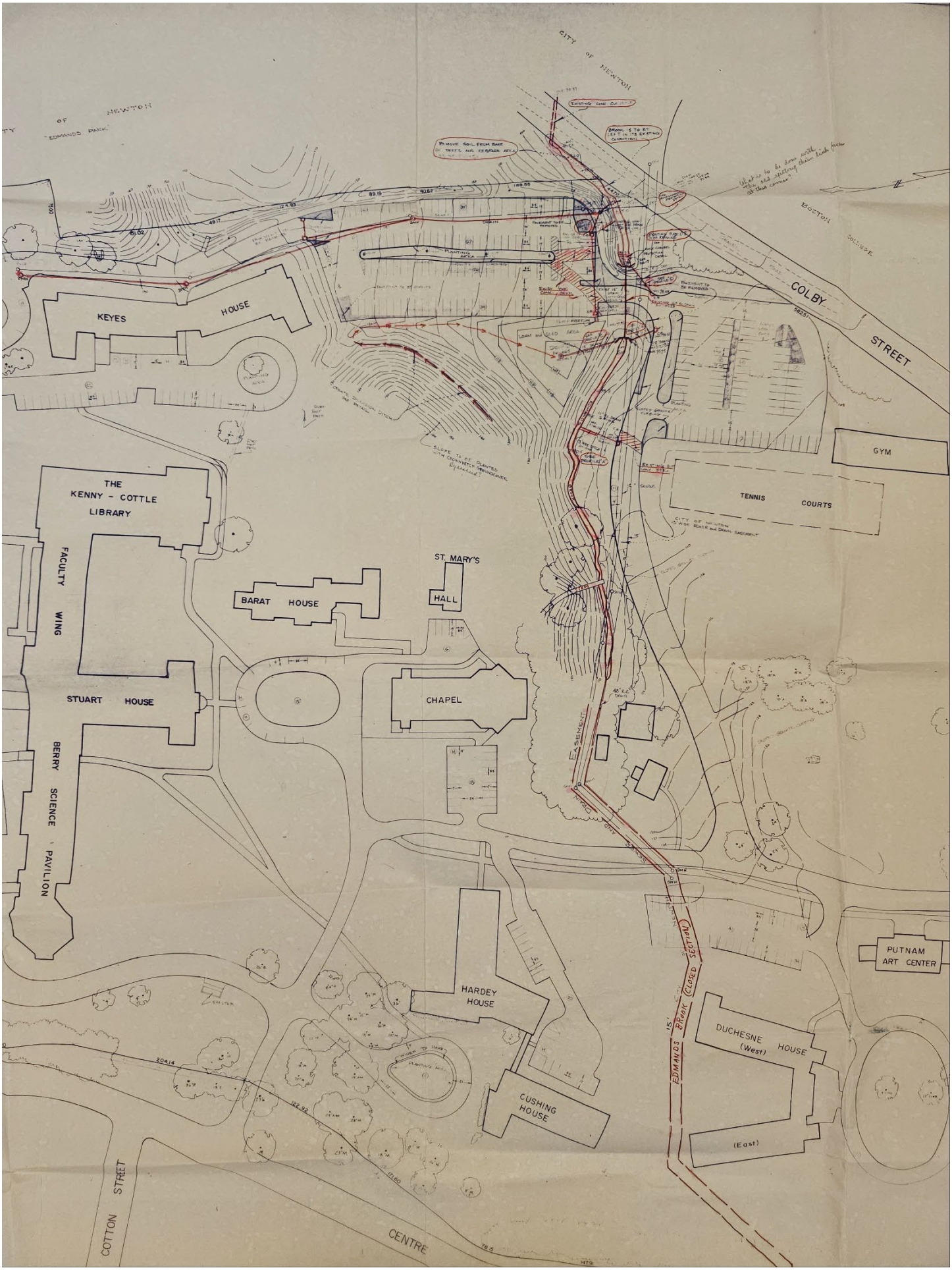
Reasonable accommodations will be provided to persons with disabilities requiring assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. For Telecommunications Relay Service, please dial 711 or call City Hall's TTY/TDD line at 617-796-1089.

1.

885 Centre St

COC Request

Parking Lot and Drainage (1978)


CITY OF NEWTON
EDMANDS PARK
KEYES HOUSE
COLBY STREET
GYM
TENNIS COURTS
THE KENNY - COTTLE LIBRARY
FACULTY WING
BERRY SCIENCE PAVILION
STUART HOUSE
BARAT HOUSE
ST. MARY'S HALL
CHAPEL
HARDEY HOUSE
CUSHING HOUSE
DUCHESNE HOUSE (West)
(East)
PUTNAM ART CENTER
EDMANDS BROOK (CLOSED SECTION)
COTTON STREET
CENTRE

2.

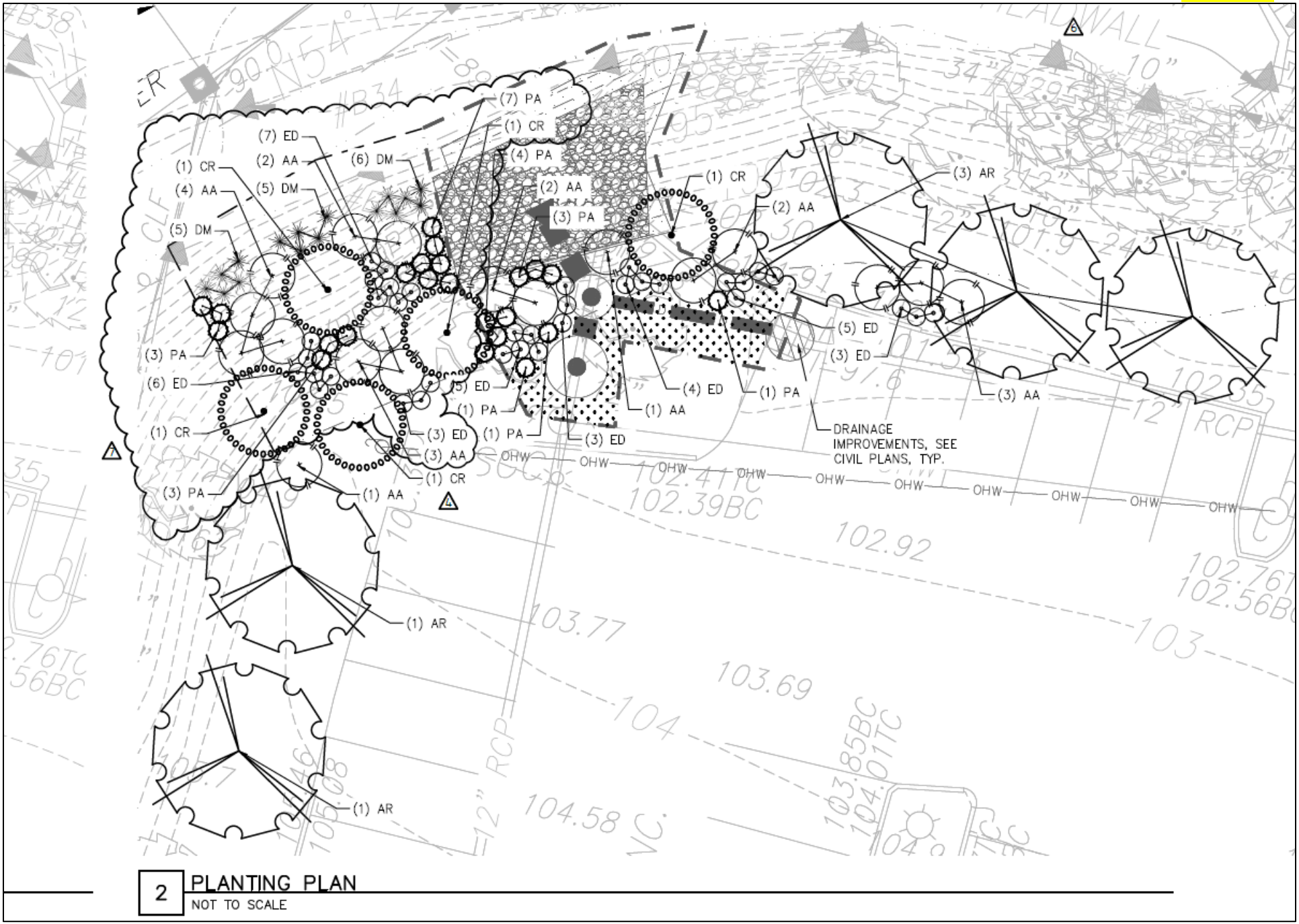
885 Centre St

COC Request

Parking Lot and Drainage (2025)

Civil As-Built excerpted from Feldman Geospatial plan "Partial Existing Conditions Plan of Land" dated/stamped "draft 1/21/2025"

Planting As-Built Excerpted from Nitsch Engineering "PLANTING PLAN AND DETAILS" "Sheet C4.00 Landscape As-Built" Dated???



2 PLANTING PLAN
NOT TO SCALE

3.

Minutes

Mayor
Ruthanne Fuller

Director, Planning & Development
Barney Heath

Chief Environmental Planner
Jennifer Steel
Assistant Environmental Planner
Ellen Menounos

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Jeff Zabel
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Conservation Commission
MINUTES
December 11, 2025

Location:	Zoom. This meeting was a virtual meeting.
Meeting opened at:	7:01 pm with Susan Lunin, Vice-Chair, presiding.
Members Present:	Susan Lunin, Leigh Gilligan, Bob Jampol, and Kathy Cade (left the meeting at 7:20). Jeff Zabel (joined the meeting at 7:14)
Members Absent:	Dan Green, Sean Macamaux
Staff present:	Jennifer Steel, Ellen Menounos
Members of the Public:	Not recorded due to the remote nature of meeting

WETLANDS DECISIONS

1) **11 Parsons St – Minor Plan Change Request -- proposing three residential units on the site rather than four -- DEP file # 239-0997**

Applicants: KZ Fleet LLC

Representative: John Rockwood, EcoTec, Inc.

Request: Approve Minor Plan Change to # 239-0997.

Proposed project summary: Downscale project from four residential units on site to three residential units.

Plans and Documents Received:

- Existing Conditions Plan, 11 Parsons Street, prepared by Spruhan Engineering PC, dated March 12, 2025 (not revised)
- Proposed Civil Plans: 11 Parsons Street, revised through November 24, 2025
- Stormwater Management Report, 11 Parsons Street, revised November 24, 2025
- Operations & Maintenance Plan, 11 Parsons Street, revised November 24, 2025

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- Revised Planting Schematic for Enhancement Planting Area, 11 Parsons Street, revised November 25, 2025
- Revised Proposed Ornamental Plantings, 11 Parsons Street, by EcoTec, Inc., revised November 25, 2025

Documents in packets: Highlighted plans

Additional documents presented at the meeting. Highlighted plans side-by-side

Jurisdiction: Riverfront Area, Flood Zone

Presentation (Steel) and Discussion:

- The project has been reduced in scope and scale:
  - From 4 units to 3 units with all parking under the buildings
  - From 2,331 sf of new degraded area to 2,327 sf of new degraded area
  - From 2,614 cf of new flood storage to 6,651 cf of new flood storage
  - 3 trees will now be retained rather than removed.
- The proposed limit of work is similar to the approved plan.
- The buildings have been moved to the east (away from Cross Street).
- A second stormwater infiltration system has been added to serve the sump pumps.
- The Riverfront Area Mitigation Area:
  - square footage remains the same
  - species selection, numbers, and sizes remain the same.
- Ornamental plantings (14 understory trees):
  - Split into 2 areas to increase screening to Cross Street
- Commissioners concurred that the interests of the Act would be better protected with these revised plans

Vote to approve new plans as a Minor Plan Change due to the reduced scope and improved resource area enhancements. [Motion: Gilligan, Second: Cade, Roll Call Vote: 4:0:0]

2) 321 Albemarle Rd – COC Request – single family home landscape renovation -- DEP file # 239-1006

Applicants: Pavel Novikov

Representative: John Rockwood, EcoTec, Inc.

Request: Issue COC.

Plans and Documents Received: All required COC documentation has been received.

Documents in packets: Approved site plan.

Additional documents presented at the meeting. Site photos

Jurisdiction: Riverfront Area, Flood Zone.

Presentation (Steel) and Discussion:

- All work was completed per the plans.
- Bills of Lading proved that no new fill was added to the site.
- All required paperwork has been received.
- Site visits confirmed complete compliance

Vote to issue a complete Certificate of Compliance. [Motion: Gilligan, Second: Jampol, Roll Call Vote: 4:0:0]

3) **32 Bowen St – COC Request – emergency water/sewer replacement -- DEP file # 239-0676** (estimated start 7:20, estimated duration: 5 minutes)

Applicants: Glenn Cunningham and Elise Gudeman

Representative: Self.

Request: Issue COC.

Proposed project summary: A new sewer service was installed under an emergency order issued by the Newton Conservation Commission. The subject OOC was for the installation of a new water service and the capping of the old sewer service line.

Plans and Documents Received: COC request

Documents in packets: Approved plan

Additional documents presented at the meeting. Site photos

Jurisdiction: Riverfront Area

Presentation (Steel) and Discussion: All of the activities were in very outer Riverfront Area in lawn and garden.

Vote to issue a complete COC. [Motion: Gilligan, Second: Cade, Roll Call Vote: 4:0:0]

OTHER DECISIONS

4) **Minutes to be approved**

Documents in packets: Draft 11/20/2025 minutes reviewed by Kathy Cade.

Vote to approve the 11/20/2025 minutes. [Motion: Jampol, Second: Lunin, Roll Call Vote: 4:0:0]

5) **Revise Commission regulations for MGL Ch 44 Sec 53G (Hiring Consultants)**

Presentation (Steel) and Discussion:

- Such regulations are required under state law.
- The Commission's regulations currently cite only peer reviewers for applications.
- The regulations should be revised to allow for environmental site monitors, appeals of the requirements, and return of unspent funds.
- Commissioners appreciated the improved scope and clarity.

Vote to approve the regulations as amended. [Motion: Gilligan, Second: Cade, Roll Call Vote: 4:0:0]

6) **Authorize staff to solicit and secure an independent Environmental Monitor and an independent qualified Wetland Scientist (under Ch. 40 §53G) for the Toll Brother's 528 Boylston Street project (239-977)**

Presentation (Steel) and Discussion:

- Steel noted that the approved Order of Conditions Conditions #29 and #30 required the applicant to pay for an independent Environmental Monitor and Wetland

Scientist. The proposed solicitation quotes Conditions #29 and #30, adds language to increase flexibility of time spent on site, and details the selection process.

- Condition #29 states: Prior to the start of work, an Environmental Monitor, paid for by the Applicant per 53G and approved by the Commission, shall report to the Commission, to assist the Commission in its oversight of the activities approved by this Order. The Environmental Monitor will:
  - Review and advise on erosion control installations and make recommendations for proposed changes if necessary to protect the interests of the WPA.
  - Ensure adherence to the Order of Conditions and report any non-compliance to the Commission.
  - Be present on site:
    - During the mandatory preconstruction meeting
    - Upon completion of the installation of erosion controls
    - Prior to the cutting of trees
    - Initially and periodically (as necessary) during the removal of invasive shrubs and vines
    - Initially and periodically (as necessary) during the planting of trees and shrubs.
  - Have the authority and responsibility to recommend to the Conservation Office work stoppage and/or collaboratively modify site activities to ensure resource area protection, and/or modify site activities to improve the restoration planting layout and the likelihood of plant survival, so long as modifications are consistent with the intent of the approved plans. The Applicant will be expected to make said changes promptly.
  - Provide weekly emails to the Conservation Commission and the Applicant during the time periods when work is being conducted for items c.1-c.5 above. Said emails shall summarize work completed, problems that arose in the Commission's jurisdiction, corrective measure(s) taken, and additional corrective measures suggested.
- Condition #30 states: The City shall use 53G funds to hire an independent qualified wetland scientist to oversee invasive control work, mitigation plantings, and landscape plantings in ConCom jurisdiction; monitor site weekly; and report monthly [sic] annually.

- Staff has sent an initial email to a handful of prospective bidders to see which individuals and firms might be interested in being considered.

Vote to allow staff to solicit and secure an independent Environmental Monitor and an independent qualified wetland scientist (under Ch. 40 §53G) for the Toll Brother's 528 Boylston Street project (239-977). [Motion: Gilligan, Second: Lunin, Roll Call Vote: 4:0:0]

DISCUSSION AND UPDATES

7) Informal Discussion – Removal of Invasive Amur Cork Trees from Cold Spring Park

Representatives: Jon Regosin (Newton Conservators), Alan Nogee (Friends of Cold Spring Park)

Request:

- Become familiar with the issue and provide preliminary feedback so that a wetland application for the work can be quickly reviewed and approved.
- Provide a letter of support for this ecological restoration project to be included in the presenters' grant application

Proposed project summary: A public-private partnership (Newton Parks Recreation and Culture, Newton Conservators, and Friends of Cold Spring Park) is interested in removing invasive Amur cork trees from Cold Spring Park.

Documents in packets: Short narrative summary of the proposed project

Additional documents presented at the meeting. Aerial photo showing locations of Amur cork trees, PowerPoint slide deck summarizing the problem and suggested approach

Jurisdiction: Riverfront Area, Buffer Zone, Bordering Vegetated Wetland

Presentation (Regosin) and Discussion:

- Jampol noted, for the record, that he is on the board of the Friends of Cold Spring Park, but that that does not create a conflict of interest.
- Regosin summarized the problem and the proposed project.
    - Preliminary survey (based on transects) of the Red Maple Swamp identified and marked 89 cork tree locations
        - 65% contained ≤5 stems
        - 28% contained ≤25 stems
        - 1 contained ≤50 individuals
    - Most cork tree observed were <6" dbh, but larger trees occur sporadically throughout the park.
    - Proposed work
        - Saplings and trees will be removed by hand, with chainsaws, by an experienced contractor selected by the Newton Urban Forestry Program during the winter and spring and will not involve the use of heavy equipment.
        - When practical, a small amount of herbicide will be applied to the cut stem to inhibit resprouting.
        - Downed wood will be left in place apart from the highest density patches where some creation of wood piles may be needed
        - The Newton Conservators and the Friends of Cold Spring Park will undertake intensive monitoring and treatment for three years. This will be followed by followed by long-term annual monitoring. Follow up treatment will include a combination of mechanical control and "cut and paint" by a licensed applicator.
        - We also propose removing the roughly 1 dozen mature tree of heaven in a small meadow, about half of which are within 100 feet or so of a

vernal pool. A month ago, about 25 spotted lantern flies were seen on these trees.
        - We propose removing four mature invasive Castor aralia.
        - We note that the proposed project is a habitat restoration project that will improve forest health.
        - We will make efforts through signage, e-newsletters and other means to educate the public about the importance of carrying out this ecological restoration project to protect the health of CSP's forests. This outreach will occur before, during, and after the proposed work.
    - The presenters must apply for the state Community Biodiversity Grant by December 26, 2025. If funds are awarded, they must be spent by June 30, 2026. The City's Forestry Department has identified a qualified contractor to undertake the work.
- Steel asked about the timing of the work, since the initial treatment will be in the winter and/or spring, the least efficacious time for herbicide application. Regosin agreed that it wasn't ideal, but that was the reality of the grant's timeframe.
- Steel asked if the contractor would consider using the hack-and-squirt method and leaving larger trees as standing deadwood to limit collateral damage from felling trees. Regosin said they would discuss it with the contractor and Parks staff (who need to take trail safety into consideration).
- Steel asked if the presenters had confidence that this effort would result in overall ecological benefit. Regosin noted that even if other non-native species persist in the openings, some natives will thrive and by removing the mature trees, seeds will no longer be spread.
- Steel asked when a master plan for park management might be available. Regosin said it would be while.
- Steel asked for a summary of recent management efforts in the Park. Nogee replied that the Eagle Scout duckboard project was complete, that volunteers had removed a lot of accumulated organics from near and under the bridge by the parking lot, and the 8 sessions of invasive control had been undertaken in 2025.
- Conservation staff agreed to work with the presenters to develop a Notice of Intent for the first or second Conservation Commission hearing in January of 2026.

Vote to have staff work with Regosin on a letter noting Commission support of the intent of ecological restoration and the need for wetlands permitting and careful conditioning. [Motion: Jampol, Second: Zabel, Roll Call Vote: 4:0:0]

8) Updates

(estimated start 8:10, estimated duration: 10 minutes)

- The 2026 meeting schedule was shared with the Commission
- The Stewards and Commissioners social gathering has been set for January 15 from 5-7pm at Dan Green's office at 46 Glen Ave.
- Steel noted several Conservation Area special projects that have been completed recently:

- Old Deer Park - Gravel entry from Hammond Pond Parkway and trail marking posts
- Martin – new steps
- Kesseler Woods – Gravel entry from Lagrange and new duckboards

PUBLIC COMMENT - none

ADJOURN – 7:58. [Motion: Gilligan, Second: Zabel, Roll Call Vote: 4:0:0]

Public Comment

And

Not Reasonably Anticipated 48-Hours in Advance

Updates