

Town of Westwood
Commonwealth of Massachusetts



Department of Community and Economic Development

CONSERVATION DIVISION

Karon Skinner Catrone
Conservation Agent
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(781) 251-2580

Ms. Abigail McCabe
Westwood Planning Board.
Westwood, MA 02090

December 5, 2017

re: 120 – 130 University Avenue

Dear Ms. McCabe:

As requested, I have reviewed the plan titled "SITE DEVELOPMENT PLANS FOR: PROPOSED HAWTHORNE AT UNIVERSITY STATION", dated 11/27/17. I have reviewed the plan under the Wetland Protection Act, the Westwood Wetland Bylaw, Chapter 392 and the Westwood Stormwater Bylaw and Regulations.

I have the following comments:

1. This project falls under the Order of Conditions for the University Station project (Order of Conditions #338-0422) for work within 100 feet of a resource area. The Commission issued the Order on June 28, 2007 with the attached site specific conditions #32 - #47. The Order has been extended under an Extension Permit until June 28, 2019. Thirty (30) days prior to this date a new Extension Permit must be requested.
2. All vehicles must exit the construction site via the stabilized construction exit shown on sheet number 8 of 16.
3. The erosion control detail shown on sheet number 8 of 16 shows a straw wattles and silt fence as erosion control. The commission requires compost sock or filter mitt and orange construction fence.
4. The applicant is proposing European Hornbeam and Japanese Andromeda, which are non-native. Only native plants should be introduced.
5. The infiltration system should be inspected prior to backfill.
6. Regarding the dumpster, the applicant may want to consider moving the dumpster closer to the building due to the large wetland area and Area of Critical Concern on the other side of the rail road tracks.
7. All impervious surfaces must be kept clean throughout the duration of the project

Should you have any questions or need additional information, please do not hesitate to contact me.

Thank you,


Karon Skinner Catrone
Westwood Conservation Agent

Carby Street Municipal Building • 50 Carby Street • Westwood, MA 02090



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feet proximal to the intersection of University Ave. d) Additional roadways that need daily sweeping, as required by the Commission's Agent or its representative. Copies of invoices, verifying the daily street sweepings shall be submitted to the Commission on a frequency of no less than 30 days. The daily street sweeping schedule can be reduced, amended, or stopped upon written acknowledgement by the Commission and/or Environmental Monitor.

25. The Applicant shall designate an Erosion Control Monitor to oversee the placement of supplemental erosion controls in an event of an emergency, and to conduct regular inspection, maintenance or replacement of erosion and sedimentation control devices. The Erosion Control Monitor must be accessible to the Commission and its agent by phone any time including evenings and weekends. This person shall be given authority by the Applicant to stop construction as it is related to sediment and erosion control.
26. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair or replace silt fences, silt sock, erosion control blankets, stone riprap, filter berms or any other devices planned for use during construction.
27. The Commission reserves the right to impose additional conditions on portions of this project to mitigate any impacts which could result from site erosion, or any noticeable degradation of surface water quality discharging from the site.
28. The area of construction shall remain in a stable condition at the close of each construction day. Erosion controls should be inspected at this time, and repaired, reinforced or replaced as necessary.
29. Subsequent to seeding, disturbed areas will be covered with a salt hay mulch, erosion control blanket or netting, or other suitable material in order to provide an adequate surface protection until seed germination. Preference should be given to erosion control netting with biodegradable stitching.
30. Cement trucks shall not be washed out in any wetland resource or buffer zone area, or into any drainage system. Any deposit of cement or concrete products into a buffer zone or wetland resource area shall be immediately removed.
31. A truck demudding apron(s) shall be installed as shown on the NOI Plans and on any other construction site access drive to prevent sediment from being tracked off site with heavy equipment and entering roadway street drainage. It shall measure a minimum of 60' in length, and no less than 30' in width. The apron shall be graded back onto the site and use a minimum of 2" stone.

Site Specific Conditions

32. Catch basins shall have a stencil, permanent plaque or catch basin marker, with a design approved by the Commission and/or Environmental Monitor. If a stencil is selected, it shall have a profile of a fish or duck, no less than 18 inches in length. The wildlife emblem shall be placed no less than 1 foot from the center arc of the catch basin grate and no greater than 2 feet from the center of the arc. The wording, "DON'T DUMP NEPONSET RIVER", no less than 3 inches in height shall be incorporated into the stencil. Permanent plaques or catch basin markers shall have similar wording and be approved by the Commission and/or Environmental Monitor prior to final design and placement. In the same year that the spot grades are verified for the detention basins, these stencils, plaques or markers will be replaced if necessary. A copy of the invoices for this activity will be submitted with the annual maintenance report to the Commission.
33. The Commission and/or Environmental Monitor shall witness the installation of critical BMP elements prior to backfill. Critical elements are considered to be the Stormceptor units, catch

basins, recharge (infiltration) systems, rain gardens, permeable pavers, and the foundation drainage systems as described in the approved plans and approved documents. The Environmental Monitor shall include a detailed account of these inspections with his/her monthly report to the Commission.

34. A planting scheme of (2) -2" DBH caliber trees for every 900 square feet of disturbance within the buffer zone shall be completed prior to requesting a Certificate of Compliance from the Conservation Commission.
35. All dumpsters shall comply with the Westwood Board of Health regulations for this site, including but not limited to provision of impervious surfaces with catchment systems for ALL dumpsters.
36. A foundation plan shall be submitted prior to the start of any framing or structural steel installation. The plan shall include the location of the wetland resource areas, the distance between the foundation and the wetland resource areas, foundation drainage systems, and any proximal stormwater management systems if in place at that time.
37. No substitutes for the Stormceptor units and other BMP elements represented on the approved plans shall be allowed without the express consent of the Commission. For the purpose of this condition, "substitute" includes any change of manufacturer, model, size, or functional feature of the device as depicted in the NOI plans and other submittals.
38. The Applicant shall notify the Commission and/or Environmental Monitor immediately upon discovery of any matter related to this Order that may affect any wetland resource area or buffer zone within the jurisdiction of the Commission in a manner not anticipated or addressed in this Order.
39. Site grading and construction shall be scheduled to avoid periods of high groundwater. Once begun, grading and construction shall move uninterrupted to completion to avoid erosion and siltation of the wetlands.
40. All equipment shall be inspected regularly for leaks. Any leaking hydraulic lines, cylinders or any other components shall be fixed immediately.
41. Upon beginning of work, the Project Supervisor and/or Environmental Professional shall submit to the Commission and/or Environmental Monitor written progress reports monthly. Progress reports shall indicate what work has been done in wetland resource areas, associated buffer zones and mitigation areas; Low Impact Development features and any work associated with the stormwater management and recharge systems. This report shall also discuss what work is anticipated to be done over the next reporting period. The reports shall also address the current condition of erosion and sedimentation controls; describe any erosion and sedimentation control repair and/or replacement; and describe any erosion or sedimentation problems and mitigation measures implemented.
42. All construction equipment shall be operated, parked, and maintained so as to limit alterations of wetlands and buffer zones to those areas clearly identified on the approved plans and demarcated in the field by the flagging and construction barriers installed pursuant to Condition #9f. No equipment is to enter or cross wetland resource areas at any time unless the location of disturbance is marked on the approved plans referenced in this Order and flagged in the field.
43. Compensatory flood storage shall be constructed prior to any filling of land subject to flooding.
44. Grading shall be accomplished so that runoff be directed as indicated on the approved plan.

45. The seed stock to be used to restore disturbed areas shall complement or contain native flora and be of proven value to local wildlife at all times.
46. Riprap material shall be clean and free of trash, tree stumps, roots, and other deleterious material at all times.
47. The four outlet pipes to the Neponset River identified in the project plans shall be identified and visibly marked in the field with fluorescent paint or other appropriate method so that they can be readily found at all times.

Wetland Replication

48. All wetland replication and resource area mitigation work (including inland stream creation) shall conform to the Wetland Replication Plan dated May 3, 2007 and all related supplementary submittals and plans.
49. The Commission and/or Environmental Monitor shall be given 48 hours notice prior to the beginning of construction of the mitigation areas. The Commission and/or Environmental Monitor must meet with the construction engineer and the Applicant's Wetlands Specialist to discuss requirements and to ensure compliance with all special conditions.
50. All work involving preparation and construction of the resource area mitigation areas shall be overseen by a Wetlands Specialist who will be on-site while the work is being performed. The Wetlands Specialist shall submit written status reports to the Commission and/or Environmental Monitor at the start of work on all mitigation areas and weekly through to the completion and final stabilization of all mitigation sites.
51. The Applicant will submit to the Commission and/or Environmental Monitor project monitoring reports for all mitigation areas at the conclusion of the mitigation work and at the end of each of the first five growing seasons. Reports will be prepared according to the approved Wetland Replication Plan documents referenced in Condition #48.
52. Following construction of mitigation areas and prior to other work on the site, the wetland specialist shall certify to the Commission that the area has been constructed in compliance with the Order of Condition. Such certification shall be accompanied by a plan showing the limits of the replication area and final grades as surveyed by a licensed land surveyor, which meet grades shown on the plans approved in this Order of Conditions.
53. Following completion of each mitigation area, the associated buffer zone will be identified and clearly marked so as to avoid future resource area impact from ongoing project activities.
54. Any unauthorized damage caused as a direct result of this project to any wetland resource areas shall be the responsibility of the Applicant and/or owner of the premises to repair, restore and/or replace. Sedimentation or erosion into these areas shall be considered damage to wetland resource areas. If sediment reaches these areas the Commission and/or Environmental Monitor shall be contacted and a plan for abatement of the problem and proposed restoration/mitigation measures shall be submitted for approval and implementation.
55. The Commission and/or Environmental Monitor reserves the right to impose additional conditions on portions of this project to mitigate any unapproved impacts which could result from wetland alteration or replication activities.
56. The Applicant is committed to a student participation program related to the Wetland Replication aspects of the work as described in Appendix I of the Applicant's May 18, 2007 Notice of Intent