

TOWN OF WESTWOOD

Commonwealth of Massachusetts

John Rogers, Chairman
Stephen David
Helen Gordon
Charles Pare
R.J. Sheer
Todd Sullivan
Todd Weston
Brian Gorman, Associate



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CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: April 25, 2018 at 7:00 p.m.
Location: Champagne Meeting Room, 50 Carby Street, Westwood, MA

7:00 p.m.

The Conservation Commission meeting of April 25, 2018 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street with the following members present: John Rogers, Stephen David, Helen Gordon, Todd Sullivan, R. J. Sheer, Vesna Maneva and Charles Pare. Also present is Karon Skinner Catrone, Conservation Agent.

Approval of minutes – February 28, 2018 and March 14, 2018 – tabled to the next meeting.

Discussion Items

Enforcement Order – 1561 High Street - DEP #338-0520

Present is Edward Musto, developer. Mr. Rogers states there is a lot of activity expected over the next few months. We would like to thank the residents for their patience. Our focus for the last few weeks has been getting an agreement signed by all parties. We now have town council and the town engineer involved. We have asked that the town perform a forensic investigation which will include reviewing the plans and what has been done on the site. As much as Mr. Musto has caused this problem he agrees that he cannot get this done and will step aside to let someone else do the work.

Mr. Terry states we are going to figure out what it will cost to get this project completed and then come up with an agreement. We have to figure out what the costs are before we sign any contract(s) for the construction of related work.

Mr. David states he has spoken to Mr. Musto, who has agreed to pay for that work. This money would be posted with the town. Ultimately this is the only way to move forward. As work gets done it will be inspected and then money will be paid to the contractor(s). When all the work has been completed and approved Mr. Musto can sell the last unit.

Mr. Rogers states we have a punch list but we do not think it is complete. We need to find a realistic “cost to completion”.

Mr. David states BETA will prepare a “cost to complete”. Mr. Glossa will advise and assist.

The residents are concerned about the work Mr. Musto has done, which Mr. Rogers states is one of the reasons for BETA’s review, list and timeline. The Commission has requested a timeline from Beta.

Mr. Rogers states there may be more work required than we know about.

Mr. David states it would be foolish for Mr. Musto to walk away from the last unit. He states his expectation is that Mr. Musto will move forward. We do not want to rush this work, with a primary goal of assuring the right work is done and done well.

Mr. Rogers states we all want that same outcome. The quicker Mr. Musto gets this project done the quicker he can sell the last unit. It is in his best interest to complete the project.

Sandy McWhirter of 21 Reynolds Farm Way asks how much longer do we have to wait?

Mr. Rogers states if we get this done by the end of the summer that would be great. The necessary work will take time to get done.

Janet Berkowitz of 43 Reynolds Farm Way states we want the Commission to know, we do not want Mr. Musto to get the fines back.

Mr. David states we need to work together.

Mr. Rogers states we want to get this completed correctly. We want to get this done but we want it done right.

Motion made by Mr. Pare, seconded by Mr. David, to continue to the next meeting to allow Beta time to give town counsel a punch list and "cost to complete" dollar figure so they can put together an agreement.

Unanimous.

76 Sunrise Road – Minor modification - Ms. Catrone states there is a new house on the site. The applicant is having a lot of trouble with water in his basement. They would like to run the sump pump hose over the ground, in the rear yard. This water would flow to the conservation area.

Mr. Rogers states they need to have someone look at the engineering. We do not want pumping directly into conservation land.

304 Clapboardtree - Minor modification - Ms. Catrone states the owners would like to use the boulders from construction to reinforce the slope on the side yard and change the location of the raingarden. The raingarden was proposed in front of the garage and will be difficult to maneuver vehicles around.

Motion made by Mr. Pare, seconded by Mr. David to approve the new location of the raingarden and allow the use of the boulders to reinforce the slope. Unanimous.

Hearings

Notice of Intent –DEP #338-0658 – Islington Center

A hearing for this project was held on 4/4/18 at the Downey School. Due to potentially appealable administrative issues it is being held again.

Mr. David states that after the 4/4/18 meeting he received a call from Ms. Catrone who explained that someone said he had rented office space from the applicant and that he represented McKay as an attorney. This was misinformation.

Mr. Pare states he owns a landscape construction company. His company installed erosion control several years ago for the applicant in Dedham. He states he is not doing any work for the applicant at this time and does not plan any in the future. He has completed a 23B form and has submitted it to the Town Clerk and Town Administrator .

Mr. Rogers states there is some revised material from the March 4, 2018 plan set. Ms. Catrone has completed an Order of Conditions. Our wetland bylaw has explicit language for work within 35 feet of a wetland. Any work within 35 feet must have a 2/3 vote. All comments must go through the Chair. The applicant will go first, then staff, and then the public.

Present is Sue Harrington of GCG associates representing Giorgio Petruzzello, applicant. Ms. Harrington gave a description of the existing area, currently proposed work and recent changes. The resource area is on the School Street side of the project. Originally the parking lot was in the resource area and replication was proposed. CVS has been scaled back and the replication is no longer necessary. The wetland line has been flagged and the Commission has agreed to the line.

Ms. Harrington states we are proposing the following improvements:

1. Removal of invasive plants - Removing invasive plants from the wetland and surrounding area, using the cut and dab method.
2. Intermittent stream – Clean out the channel and place riprap at the pipe inlet.
3. Cleaning outside of wetland and planting plan –Removal of trash from the wetland and hand planting the area.

Regarding the stormwater on the School Street side of the project, an infiltration system is proposed in the rear of the parking lot with a deep sump catch basin. The system will capture 2, 10 and 25 year storms. The East Street side is totally built out now with the system to capture all roof runoff and runoff from Washington Street. The system is designed to handle up to a 10 year storm. There are two homes that have access through this area, which will be maintained by installing driveway aprons.

Snow storage along the wetland area will be sloped toward the parking area. Four granite posts will be installed as shown on the plan, stating “no dumping”. The snow storage near the intermittent stream has been removed. On the East Street side there will be a temporary storage area in the corner of the lot. The storage area was originally proposed on the catch basin but this has been changed.

The Town Engineer did a thorough review under the Westwood Stormwater Bylaw.

Ms. Maneva states the erosion control and plant list look good. We should have a list of how many plants will be planted. A wetland seed mix can take over, and may not be needed.

Ms. Gordon states the existing wetland area is a mess, and the proposed changes will greatly benefit the wetland.

Ms. Catrone states the Commission should require a bond for the drainage installation and wetland completion.

Mr. Rogers states we can get this amount from the Town Engineer.

Mr. Sheer states he is satisfied with the snow removal plan.

Ms. Harrington states we are showing plantings in the entire area with screening along the wetland area.

Peter Zahka states this project is a phased project. We would propose each phase be bonded separately.

Claire Golkowski of 320 Dover Road asked if Roundup can be used. Mr. Pare states this is a very safe and effective product.

Ms. Golkowski asked if pervious pavement can be used. Ms. Gordon states this has been addressed by the town engineer. In New England freeze and thaw can affect the pavers, as can winter sanding.

Ms. Golkowski asked how maintenance is monitored. Mr. Rogers states this is covered in the Operations and Maintenance reporting.

Ms. Golkowski asked if the proposed plants are salt tolerant. Ms. Harrington confirms the proposed plants are salt tolerant.

Joseph Previtera states the American elm is not a good buffer zone tree. Ms. Maneva agrees the Elm and Ginkgo trees should be replaced.

Mr. Rogers states we will need confirmation of final landscaping including density and changing of these trees.

We will also need the bond amount broken into phases. The conditions regarding snow removal will be the same as the Planning Board’s conditions.

Ms. Gordon read the findings into the record.

Motion made by Mr. Pare, seconded by Mr. David to close the hearing. Unanimous.

Motion made by Ms. Gordon, seconded by Mr. Pare, to issue an Order of Conditions with conditions.

Unanimous.

Motion made by Mr. Pare, seconded by Mr. David, to adjourn the meeting. Unanimous.