

Town of Westwood

Commonwealth of Massachusetts



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

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CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: September 12, 2018 at 7:00 p.m.

Location: Champagne Meeting Room, 50 Carby Street, Westwood, MA

7:00 p.m.

The Westwood Conservation Commission meeting of September 12, 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, Charles Pare, and R.J. Sheer. Also present are Vesna Maneva, associate member and Karon Skinner Catrone, Conservation Agent.

Approval of minutes – Motion made by Ms. Gordon, seconded by Mr. David to approve the minutes of May 9, 2018, June 13, 2018, June 27, July 11, 2018, July 25, 2018.

Action Items

1. Certificate of Compliance - 75 Thatcher Street – DEP #338-0529 – Present is Jennifer Sapak, owner of 75 Thatcher Street, requesting a Certificate of Compliance for Order of Conditions #338-0529. Ms. Catrone states the Order of Conditions was issued on 7/25/12 for an addition to the existing single family home. A site inspection was done 8/30/18. The site was in compliance with the Order of Conditions.

Motion made by Mr. David, seconded by Mr. Sullivan, to issue the Certificate of Compliance for Order of Conditions #338-0529. Unanimous.

Hearings

Request for Determination – 590 Dover Road – LaCroix – The applicant is not present. The Commission agrees they would like the applicant or representative present for this hearing.

Motion made by Ms. Gordon, seconded by Mr. Pare, to continue this hearing to the September 26, 2018 meeting. Unanimous.

Request for Determination – 592 Oak Street – Istfan – The applicant is not present. Ms. Catrone explains the owner is requesting a negative Determination of Applicability to extend the deck 8 feet toward the rear of the property. The proposed deck area is 8' x 12'.

The Commission agrees compost sock and orange construction fence should be installed prior to start of work.

Motion made by Mr. David, seconded by Mr. Pare, to issue a negative Determination with the condition a compost sock and orange construction fence are installed at the limit of work.

Stormwater Management Notice of Intent – SMP #019 – 70 Bay Colony Drive – Lukowski – Present is John Bruno, contractor, and Steve Poole, surveyor. The applicant is filing for a Land Disturbance Permit to tear down the existing house, construct a new house with an in-ground pool, pool house and sport court. The existing driveway will remain and be used as a construction entrance.

Mr. Pool states he has done soil evaluations on 4 test holes. The soils match those shown on the NRCS website. They are not great for infiltration. The perc rate is at about the 20 minute range so we have given the site the lowest rate. The driveway, house roof, pool, pool house roof and sport court runoff will be directed to infiltration systems.

**Minutes: Town of Westwood, MA Conservation Commission Meeting
September 12, 2018**

Sedimentation control is proposed around the entire lot. All post development is lower than pre development. Currently a lot of water goes to the abutter's property. We have put in a berm to prevent water from going to the neighbor's property.

Joseph Curuzo of 50 Bay Colony Drive states we had a perimeter drain installed and do not want any more water. Mr. Pool states the berm is 6 inches above the 140 contour.

Jan Lau of 45 Bay Colony Drive and Khalid Khan of 90 Bay Colony Drive are present and concerned with water issues also.

Motion made by Ms. Gordon, seconded by Mr. Pare, to issue a Stormwater Permit with standard conditions contingent on the receipt of a revised plan. Unanimous.

Notice of Intent –DEP #338-0676 – 151 Briar Lane – Goldkamp – Present is Scott Goldkamp, owner of 151 Briar Lane. Mr. Goldkamp is proposing a 24' x 24' garage addition, driveway expansion, walkway expansion, and a proposed paver patio. The garage addition is proposed to be constructed on what is existing driveway.

Mr. Goldkamp states the addition is proposed as 24' x 24' but will probably be 20' x 20'.

He states the soils are well draining and the yard is graded toward the northwest corner of yard.

Mr. David asks where the roof runoff is directed.

Mr. Goldkamp states the roof runoff is currently drip edge.

The Commission agrees that infiltration is not needed because the additional impervious is so minimal.

Mr. Pare suggests a condition be added to the Order stating if any water runs to street the Commission will require recharge.

Motion made by Mr. Rogers, seconded by Mr. Pare, to issue an Order of Conditions with the conditions if any water runs into the street an infiltration system must be installed and a compost sock and orange construction fence be installed prior to start of work. Unanimous.

Notice of Intent –DEP #338-0677– 21 Hedgerow Lane – Spiegel – Present is David Johnson of Norwood Engineering. The applicant is proposing the demolition of the existing single family home and construction of a new single family home, driveway and grading. All work is outside the 35 foot buffer.

Mr. Johnson states it has taken the applicant some time to get going on this project due to some issues with the abutters and selectmen regarding Hedgerow Lane. He states there are 2 infiltration chambers which provide two times the required volume of storage. Six wetland boundary markers are proposed along the 35 foot buffer line.

The new Hedgerow Lane is paved to the grinder. The old Hedgerow Lane will be abandoned and divided to abutters. The driveway drainage will go to a 2' x 2' stone trench. There is country drainage along both sides of the road.

The Commission agrees they would like to have the driveway drainage directed to a recharge system.

Motion made by Mr. David, seconded by Mr. Pare, to continue this hearing to September 26, 2018 at 7:00 p.m. to allow the applicant to direct the driveway and left side of house to an infiltration system. Unanimous.

Notice of Intent –DEP #338-0675 – Phillips Way, Lot 4 – Eramo – Present is Daniel Merrikin of Merrikin Engineering and Phillip Eramo, applicant.

Mr. Merrikin states the applicant is proposing the construction of a single family home on a previously disturbed but undeveloped lot. The construction area is higher than the wetland. We are proposing highbush blueberries in the rear of the property. A construction entrance, invasive plant removal and an infiltration system are proposed. We will work with Ms. Catrone to identify invasive plants.

Ronald Priore of 32 Tamarack asks if there will be filling.

Mr. Merrikin states two Versilock (or like) retaining walls are proposed in the rear of the lot.

The plan is also showing 3 wetland boundary markers at the 10 foot buffer.

Mr. Rogers asks when the lot lines were established.

Mr. Merrikin states the lot was established is 1989. It was before the Planning Board in 2008 but this lot was not changed.

Mr. Rogers states we need to have proof this lot was not changed after 3/1/98.

**Minutes: Town of Westwood, MA Conservation Commission Meeting
September 12, 2018**

Motion made by Mr. Rogers, seconded by Mr. Sullivan, to continue this hearing to September 26, 2018 at 7:00 p.m. to allow the applicant to show proof the lot lines were created prior to 3/1/18. Unanimous.

Notice of Intent –DEP #338-0678 – 5 Eldridge Place – Yerardi – Present is John Glossa of Glossa Engineering, representing Joseph Yerardi, owner of 5 Eldridge Place.

Mr. Glossa states Mr. Yerardi placed approximately 600 cubic yards of material in his rear yard in an effort to create a useable rear yard. Some fill was also inadvertently placed on his neighbor's yard because the property lines are not square to street.

Ms. Catrone states she and Mr. Glossa witnessed three test pits in the rear yard to determine if the fill is clean. There was only one small piece of wood found. The pits were dug to the elevation of the original top soil.

Mr. Glossa states Phil Paradis of BETA Engineering requested a 2 to 1 slope and all work outside 35 feet from the wetland. The area will be hydro seeded and mowed twice a year. Regarding the drain pipe, we are showing it discharging to a level spreader at the location it was before Mr. Yerardi extended it. Mr. Yerardi will grant the town an easement for this drain pipe.

Mr. Rogers states the erosion control must be installed correctly. It should be installed at the base of the slope.

Mr. Pare states after the area has been graded, jewt netting should be installed and the area seeded.

Ms. Gordon states a berm should be created at the top of the slope to prevent washout of the slope.

Motion made by Mr. Rogers, seconded by Mr. Sullivan, to issue an Order of Conditions with the conditions a four foot wide berm be added to the top of the slope, jewt netting be installed over the seed on the slope and if there are any changes required by the Planning Board the applicant return to the Commission.

Unanimous.

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

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