

TOWN OF WESTWOOD

Commonwealth of Massachusetts

John Rogers, Chairman
Diane Hayes, Vice
Chair
Brian Gorman
R.J. Sheer
Charles Pare
Todd Sullivan
Todd Weston



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CONSERVATION COMMISSION

**Minutes: Conservation Commission Meeting Date: March 22, 2017 at 7:00 p.m.
Location: Champaign Meeting Room, 50 Carby Street, Westwood, MA**

7:00 p.m.

The Conservation Commission meeting of March 22, 2017 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street with the following members present: John Rogers, Todd Weston, Todd Sullivan, Mr. Pare and R. J. Sheer. Also present is Karon Skinner Catrone, Conservation Agent.

Approval of minutes – Motion made by Mr. Rogers, seconded by Mr. Weston to table the minutes of March 8, 2017. Unanimous.

Action Items

Extension Permit - Hale Reservation Aquatic Control - DEP#338-0447 - Ms. Catrone explains the applicant requested a Certificate of Compliance in 2009. The Certificate was issued on October 28, 2009. An extension permit cannot be requested on a closed Order of Conditions. Hale will have to submit a new Notice of Intent.

Hearings

RDA - 20 Willett Pond Drive - Cohen - Ms. Catrone explains this RDA was heard at the last meeting. The presentation was not precise as to what the project would entail. The Commission explained to the representative that they needed to know exactly what was proposed because this area is very sensitive.

Present is Toby Wolf, Landscape Architect. He states at the last meeting the applicant did not have a clear scope of all work proposed. We have defined the scope of work.

The driveway is currently torn up due to a water line replacement. The new driveway is proposed outside the 100 foot buffer. Ms. Cohen will be adding native plantings in the beds in the front yard. The walkway from the driveway to house will be installed pavers and will be extended to keep the driveway outside of the 100 foot buffer zone.

In the rear yard we are proposing less lawn and more native plantings. The erosion control will be outside the 10 foot buffer and the flood plain. There is an existing patio. Where there are currently pavers, they will be lifted during work and put back in place upon completion. Ms. Cohen will need to bring in approximately 50 cubic yards of fill.

Motion made by Mr. Rogers, seconded by Mr. Pare to issue a Negative Determination with the following conditions: The applicant must record the Determination at the Registry of Deeds, erosion control must be installed and inspected prior to start of work and all impervious surfaces must be kept clean throughout the duration of the project. Erosion control is not required on right side property line. Unanimous.

Notice of Intent - DEP #338-0639 - 281 Grove Street- Hannigan - Present is Debra Anderson, representing Mr. and Mrs. Hannigan. The Hannigans are requesting an Order of Conditions to install a solar array at 281 Grove Street. Ms. Anderson states the array will consist of Bluesel Home Solar panels. All work is outside of the 50 foot buffer. The site was delineated in December, 2016. The area is a wet meadow and forested wetland. The array will have 425 sq. ft. of solar panels within the 100 foot buffer zone and 641 sq. ft. outside of the 100 buffer zone. There is an intermittent stream which flows around the field. The area beneath the panels will remain lawn. The access will be from Hannigan's residence.

Mike Tangy, of Bluesel Solar, states the panels are two feet off the ground.

Mr. Pare states when Ms. Catrone and I checked the wetland line there was 6 inches of snow on the ground. We would like to check it again after the snow has melted.

Erosion control must be installed prior to start of work and remain until a Certificate of Compliance is requested.

Mr. Sullivan is concerned that they are requesting more panels than they need.

Mr. Tangy states he sized this project to meet the needs of the home. The array is approximately 45' x 75'.

George Price of 325 Summer Street asks if there are any other houses with ground mounted solar panels in Westwood. Ms. Catrone states that there is a ground array on Clapboardtree Street.

Mr. Price states there is a lot of habitat in this field. He states the Mass Land Conference sites there could be plant degradation from solar panels. There are toxic chemicals in them and fire can be a problem. Mr. Hannigan invited the neighbors to look at what he was planning and where he was planning to construct the solar array. He states if he had his way he would not want this at all but at the same time he supports peoples land rights. As long as he follows all the rules and there is a buffer, he will be satisfied. He asks that a row of screen trees are planted.

Present is Karen Manor of the Westwood Land Trust. In December the Land Trust purchased the land in front of 303 Grove Street (327 and 315 Grove Street. Three years ago we purchased the land in front of the area of proposed work (263 Grove Street). Land in front of 303 Grove Street is protected.

Eric Woodard of 303 Grove Street states the neighbors share concerns about the view scape and the character of the area. Mr. Woodard states his house is at an elevation which is 35 or 40 feet above the elevation of the proposed panels.

Mr. Sullivan states it seems he could accomplish this with roof panels.

Mr. Price states there could be a reflective problem also. There is a debate on how the panels affect the environment.

Mr. Weston states we need to look at this from a conservation perspective. Most of these issues fall under the jurisdiction of the Zoning Board.

Ms. Catrone states this project will require approval from the Zoning Board of Appeals.

Mr. Rogers states if there are significantly changes after the Zoning Board review the applicant will have to return to the Commission.

Mr. Sullivan states a lot of effort has gone into keeping the area pristine. If panels can go on the roof, that would be best. The electric bill cannot be that high.

Mr. Tangy states the geothermal requires a lot more energy than traditional energy sources.

Mr. Weston states we are struggling with our jurisdiction and the character of this area.

Mr. Weston asks if there are chemicals in the panel.

Mr. Tangy states they contain no liquid.

Mr. Price asks does the Commission have jurisdiction over wild life. He states another problem is the panels can catch fire. There is also noise generated that may impact wildlife.

Mr. Sullivan asks if trees would have an effect.

Mr. Tangy states there will be some impact from additional trees.

Mr. Sullivan states he would like to continue to find out how many panels are required to satisfy only the electric need for the house.

Motion made by Mr. Sullivan, seconded by Mr. Pare, to continue the hearing to find out if the proposed number of solar panels is necessary. He would like to see a spread sheet, better definition of the trees and

**their height and validate the size of the array. Also, what would happen if the panels were vandalized?
Motion made to continue to the May 10, 2017 hearing after the applicant has met with the Zoning Board.**

Mr. Catrone states she will meet Ms. Anderson at the site to look at soils. Unanimous.

Mr. Sullivan recuses himself from the 9 Fox Meadow Drive hearing.

Notice of Intent - DEP #338-0637 - 9 Fox Meadow Drive - G.D. Fox Meadow, LLC –Present is Christine Meaney of Site Design Professionals, representing G. D. Fox Meadow, LLC. The applicant is requesting an Order of Conditions to clear the trees on the lot up to 35 feet from the wetland line so potential buyers can get a better understanding of how much of the lot is useable and where the house can be constructed on the lot. The applicant is proposing to revegetate with a buffer of trees and shrubs along the 35 foot to 45 foot buffer zone. Ms. Meaney states the restrictive area is in the rear of property. The applicant is proposing the installation of a compost sock along the rear of the property at the 35 foot buffer.

The Commission agrees they do not think it to be necessary to clear cut the lot. The potential owners may want some of these trees to remain. They would like the cutting on the left side of the lot be pulled back.

Mr. Rogers suggest the area where the house is proposed be delineated.

Motion made by Mr. Pare, seconded by Mr. Weston to continue the hearing to give the applicant the opportunity to revise the plan. Unanimous.

Mr. Weston leaves the meeting.

Mr. Sullivan returns to the meeting.

Notice of Intent - DEP #338-0638 - 15 Fox Meadow Drive - G.D. Fox Meadow, LLC - Present is Christine Meaney of Site Design Professionals, representing G. D. Fox Meadow, LLC. The applicant is requesting an Order of Conditions to clear the trees on the lot up to 35 feet from the wetland line so potential buyers can get a better understanding of how much of the lot is useable and where the house can be constructed on the lot. The applicant is proposing to revegetate with a buffer of trees and shrubs along the 35 foot to 45 foot buffer zone. Ms. Meaney states the restrictive area is in the rear of property. The applicant is proposing the installation of a compost sock along the rear of the property at the 35 foot buffer.

Mr. Pare would like the applicant to have the flags rehung and 35 foot marked at the site. **Motion made by Mr. Pare, seconded by Mr. Sheer, to continue the hearing to give the applicant the opportunity to revise the plan. Unanimous.**

Motion made by Mr. Sheer, seconded by Mr. Pare, to adjourn the hearing. Unanimous.