

Town of Westwood
Commonwealth of Massachusetts

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



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CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: February 13, 2019 at 7:00 p.m.
Location: Champagne Meeting Room, 50 Carby Street, Westwood, MA

7:00 p.m.

The Conservation Commission meeting of February 13, 2019 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street with the following members present: John Rogers, Helen Gordon, R. J. Sheer and Vesna Maneva. Members Steven David, Todd Sullivan, and Todd Weston were absent. Conservation Agent Karon Skinner Catrone was also absent. Director of Community & Economic Development Nora Loughnane attended the meeting on Ms. Skinner Catrone's behalf.

Public Hearings:

Stormwater Management Notice of Intent – SMP # –240 University Avenue– SLD University Ave LLC

The Commission opened the public hearing and reviewed copies of the Stormwater Management Approval Application and associated documents, including the following:

1. Letter dated January 17, 2019 from Mark E. Beaudry, PE, Vice President of Meridian Associates, 69 Milk Street, Suite 302, Westborough, Ma 0158, to Karon Catrone, Agent, Westwood Conservation Commission, re: 240 University Avenue, Westwood, MA, Land Disturbance Application, MAI Project No. 8506, consisting of one (1) page;
2. Land Disturbance Permit Application for 240 University Avenue, Westwood, MA, signed by Applicant Jennifer Luoni and Property Owner Howard Schwartz, undated, consisting of one (1) page;
3. Project Narrative for 240 University Avenue, Westwood, prepared by Meridian Associates, 69 Milk Street, Suite 302, Westborough, Ma 01581, dated January 17, 2019, consisting of two (2) pages;
4. Plan entitled "240 University Ave. Renovation, Property Owner: SLD University Avenue LLC", prepared by Meridian Associates, 69 Milk Street, Suite 302, Westborough, MA 01581, and PDA, Planners Designers Architects, Inc., 16 Huron Drive, Natick, MA 01760, dated December 24, 2018 with revisions through January 17, 2019, consisting of four (4) sheets;
5. Plan entitled "240 University Ave. Record Conditions Plan of Land Located in Westwood, Massachusetts (Norfolk County), Prepared for SLD University Avenue LLC" prepared by Meridian Associates, 69 Milk Street, Suite 302, Westborough, MA 01581, and PDA, Planners Designers Architects, Inc., 16 Huron Drive, Natick, MA 01760, dated November 5, 2018; and
6. Report entitled "Stormwater Management Report, SLD University Avenue, LLC, Site Renovation, 240 University Avenue, Westwood, Massachusetts", prepare by Meridian Associates, Inc., 69 Milk Street, Suite 302, Westborough, Ma 01581, dated January 7, 2019 with revisions through January 17, 2019.

Professional Engineer Mark Beaudry of Meridian Associates appeared before the Commission to represent the Applicant, SLD University Avenue LLC. Mr. Beaudry explained the Applicants plans to renovate 240 University Avenue for new warehouse/distribution tenants, and stated that the project involved the removal of asbestos, replacement of windows and siding, interior renovations, landscaping and parking lot improvements. Mr. Beaudry noted that the project required approval by the Zoning Board of Appeals of a special permit for work within the Water Resource Protection Overlay District, and approval by the Planning Board pursuant to the Environmental Impact and Design Review (EIDR) section of the Zoning Bylaw. He stated that the Application before the Conservation Commission was for a Stormwater Management Land Disturbance Permit to allow work related to landscape and parking lot improvements.

Mr. Beaudry explained that the project will entail a complete reconstruction of the existing parking area and drainage system, including the installation of three new deep-sump hooded catch basins and a new sub-surface stormwater recharge system for direct recharge of roof drainage. He stated that these improvements will result in lower peak flow rates and lesser run-off volumes, resulting in improvements both in the area of stormwater quantity and stormwater quality. Mr. Beaudry said that the plans indicate a total land disturbance area of approximately 35,000 square feet. He reviewed presented the Stormwater Report and noted that the construction plan calls for the placement of compost sock around the full perimeter of the parking area. Mr. Beaudry told the Commission that the Stormwater Report and proposed plans had previously been reviewed by the Planning Board and its peer review consultant BETA Engineering, the Zoning Board of Appeals Zoning Board, and by Weston & Samson on behalf of the Dedham-Westwood Water District.

RJ asked about snow removal.

Mr. Sheer asked Mr. Beaudry to discuss plans for the storage of snow. Ms. Gordon noted that the Operations & Management (O&M) Plan for the project calls for removal of snow rather than on-site storage. She asked how the parking lot would be treated for ice, noting that the property falls within Zone 1 of a Dedham-Westwood Water District drinking water well. Mr. Beaudry told the Commission that the O&M plan was recently revised in accordance with Weston & Sampson's recommendations and now calls for pre-treatment with magnesium chloride followed by limited application of sodium chloride. Ms. Loughnane pointed out that a condition of the Planning Board's EIDR Approval prohibits the use of sodium chloride at the property. She noted that the Applicant must either revise the O&M plan to conform to the EIDR Approval condition, or request modification of Planning Board decision to achieve consistency consistency with proposed O&M plan.

Ch. Rogers pointed out a note on the plan regarding tie in of one of the roof drains to the sub-surface stormwater recharge chamber and requested clarification that this note was intended to convey that all roof drains will directly connect to that sub-surface recharge system. Mr. Beaudry confirmed that all roof drains would directly connect to the sub-surface recharge chamber. He stated that he would revise the plan notation to make that clear.

Ch. Rogers noted that there are three curb cuts along Dartmouth Street. He expressed a preference for the establishment of a single construction entrance/exit at the westernmost curb cut, and for installation of at least one (1) and preferably two (2) rows of compost sock across the second and third driveways. Mr. Beaudry agreed to revise the plans accordingly.

Ch. Rogers asked about the existing groundwater levels and soil composition. Mr. Beaudry responded that soil testing during would be performed prior to the start of construction to confirm the Stormwater Report assumptions. He stated that this is a requirement of Planning Board approval. Ch. Rogers noted that the Conservation Agent should be invited to attend and observe the soil testing.

Ms. Maneva asked if the sub-surface recharge basin would only receive roof drainage, and if so, where would discharge from the three (3) catch basins be directed. Mr. Beaudry replied that the sub-surface recharge chamber would only receive roof drainage and that the run-off from the catch basins would go through a stormceptor oil and water separator before being discharged to an existing drainage system under Dartmouth Street. Ch. Rogers asked if there are any records on the status of the existing street drainage system. Ms. Loughnane stated that she has not seen any reports on the Dartmouth Street drainage system, but noted that the Director of Public Works had been asked to review and comment on the project plans prior to the Planning Board's review and had not indicated any concerns with that drainage system.

Commission members agreed that the planned work would be an improvement over existing conditions. Ch. Rogers recommended that the Commission continue the public hearing to February 27th to allow time for the submission of revised plans and for discussion of an Order of Conditions. He specifically requested that the revised plans clearly show that all roof drains will be connected to the sub-surface recharge unit, and that construction vehicles be limited to a single entrance/exit. He also requested that the Applicant submit evidence that inconsistency between the O&M plan and the Planning Board's EIDR Approval has been sufficiently addressed.

Motion made by Mr. Sheer, seconded by Ms. Maneva to continue the hearing to February 27, 2019 at 7:00 p.m. in the Champagne Meeting Room at 50 Carby Street to allow the applicant time to revise the plan as directed and to determine intentions with respect to de-icing. Unanimous.

Notice of Intent – 375 University Ave. – DEP #338-0? – McQuade

Ch. Rogers stated that the Commission had scheduled a hearing to consider the Notice of Intent for proposed landscape alterations at 375 University Avenue, including the removal of approximately 20 trees and replacement with low shrubs. He said that the Applicant recently discovered the need for EIDR Approval of the proposed landscape Alterations by the Planning Board, and has now requested postponement of the public hearing until March 27th to allow for review of an EIDR Application for this work by the Planning Board.

Motion made by Ch. Rogers, seconded by Ms. Gordon to immediately continue the hearing to March 27, 2019 at 7:00 p.m. in the Champagne Meeting Room at 50 Carby Street to allow the applicant time to obtain Planning Board approval of proposed site alterations. Unanimous.

Discussion Items:

1. Commissioners' observations around town and next scheduled site visit

No recent observations were noted. No site visits were scheduled, but Ch. Rogers encouraged Commission members to view the 375 University Station property prior to the March 27th hearing.

2. Current significant projects

Ms. Maneva asked about a previous request for a presentation to the Commission by Public Works Director Todd Korchin about proposed roadway projects, including upcoming improvements to Route 109. Ch. Rogers noted that the Commission had asked Ms. Skinner Catrone to invite either Mr. Korchin or Assistant Director of Public Works Brendan Ryan to attend a Commission meeting and engage in a discussion of opportunities for possible improvements to drainage and landscaping in coordination with upcoming roadway projects. Ch. Rogers stated that Ms. Skinner Catrone would work on setting a date for this meeting after she returns to work.

Ch. Rogers also stated that he would like a report from Mr. Korchin on the status of the town's MS4 permitting compliance. Ms. Gordon noted that the Town must submit a Notice of Intent and an updated Stormwater Management Plan including an Illicit Discharge Detection and Elimination Plan.

Ch. Rogers updated the Commission on the status of work on the Islington Center Redevelopment Project. He noted that the Commission had approved requested minor plan modifications related to the CVS and Municipal Parking Lot construction on the west side of Washington Street. He noted that demolition of structures appeared to have been completed and that site preparation was ongoing.

3. Request for Modification of Order of Conditions – 83 Morgan Farm Road – DEP #338-0567

Ms. Loughnane noted that this request for modification of the Order of Conditions for 83 Morgan Farm Road had been discussed at the January 23rd Commission meeting. She stated that the Applicant believed the Commission had approved the submitted modification plan at that meeting but that Ms. Skinner Catrone did not recall a vote to approve the submitted plan. She explained that Ms. Skinner Catrone went out on medical leave

prior to creating the January 23rd meeting minutes. Ms. Loughnane asked that the Commission to consider the plan at this meeting in case the plan was not approved on January 23rd.

The Commission reviewed documents associated with the Request for Modification of the Order of Conditions, including the following:

1. Letter dated January 16, 2019 from Robert S. Truax, Project Manager/Design Eng. For GLM Engineering, Inc., 19 Exchange Street, Holliston, MA 01746, to the Westwood Conservation Commission, re: Lot 8 Morgan Farm Estates, DEP File #338-0567, Westwood, MA, consisting of one (1) page; and
2. Plan entitled “Proposed House Location Plan, #83 Morgan Farm Road – Lot 8, Westwood, Massachusetts, Prepared for: Dr. Richard Catrambone”, prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746, dated December 19, 20183 with revisions through January 10, 2019, consisting of one (1) sheet.

Ms. Loughnane pointed out that the submitted plan does not show the 35’ vegetated buffer line and may include grading work and a retaining wall within the 35’ buffer area. Ch. Rogers stated that the lot may have been in existence prior to 1998 and may be exempt from the 35’ vegetated buffer requirement. Ms. Loughnane confirmed that the lot was created as part of the Morgan Farm Estates subdivision within the past 10 years.

Commission members requested that the applicant revise and resubmit the proposed modification plan with a clear depiction of the 35’ vegetated buffer line and with proposed grading and construction outside of the 35’ foot buffer area. Ch. Rogers stated that the Applicant could, in the alternative, submit evidence of an exemption from the 35’ buffer requirement. Ms. Loughnane said that she would ask the applicant to submit revised plans or justification of a 10’ vegetated buffer for the Commission to consider at the February 27th meeting.

4. Open Space and Recreation Plan

Ch. Rogers asked for an update on the Open Space & Recreation Plan (OSEP) Update. Ms. Loughnane responded that the Planning Board’s February 12th meeting was cancelled due to a snow storm and that the OSRP is now scheduled for adoption at the February 27th meeting. She noted that the Planning Board has made revisions to the draft plan since it was submitted by the Open Space & Recreation Planning Committee in November 2018. She noted that the most significant of those revisions was a lessening of the priority for adoption of the Community Preservation Act.

5. New Business

Ch. Rogers told the Commission that the Select Board had accepted the Commission’s request for capital funding for the second phase of invasive species removal and restorative work at Perry Crouse Pond.

Ch. Rogers reported that the Department of Environmental Protection has issued a Superseding Order of Conditions denying the proposed development of a single-family home at 118 Wilsendale Street. He stated that the DEP decision is consistent with the Commission’s position that the parcel is undevelopable due to the extensive presence of wetlands.

Ch. Rogers shared Greenway Trails Maps with the Commission and noted that no trails were shown on those maps in Westwood. He recommended that the Town pursue opportunities for listing of Westwood’s existing trails on the Greenway Trails Maps.

Motion made by Mr. Sheers, seconded by Ms. Maneva to adjourn the meeting. Unanimous.

Meeting adjourned at 8:10 p.m.