

Town of Westwood
Commonwealth of Massachusetts

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



Karon Skinner Catrone, Conservation Agent
kcatrone@townhall.westwood.ma.us
(781) 251-2580

CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: February 27, 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 27, 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, Stephen David, Todd Sullivan, and Vesna Maneva. Member RJ Sheer joined the meeting mid-way through the evening. Member Todd Weston was 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 Permit – SMP # –240 University Avenue– SLD University Ave LLC

The Commission re-opened the public hearing which had been continued from February 13, 2019. The Commission reviewed copies of the Stormwater Management Approval Application and associated documents, including the following newly submitted items:

1. Letter dated February 20, 2019 to John Rogers, Chairman, Westwood Conservation Commission, from Mark E. Beaudry, PE, Vice President of Meridian Associates, 69 Milk Street, Suite 302, Westborough, Ma 0158, re: 240 University Avenue, Westwood, MA, Land Disturbance Application, MAI Project No. 8506, consisting of one (1) page; and
2. 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 February 19, 2019, consisting of four (4) sheets.

Professional Engineer Mark Beaudry of Meridian Associates appeared before the Commission to represent the Applicant, SLD University Avenue LLC. Mr. Beaudry explained that changes requested by the Commission at the February 13th meeting had been made to the plans. He noted that the plan revisions included:

- 1) The establishment of a single construction entrance/exit at the westernmost curb cut;
- 2) The installation of a row of compost sock across the second and third driveways;
- 3) The addition of a note on the plan to clarify that all roof drains will discharge to the sub-surface stormwater recharge chamber. (See Note #7); and
- 4) The addition of a note on the plan to confirm that the Conservation Agent must be contacted at least 48 hours in advance of soil testing and to inspect installation and backfilling of drainage structures (See Note #8).

Mr. Beaudry reminded the Commission member's that, at the February 13th hearing, an inconsistency was noted between the Operations & Maintain Plan (O&M Plan) instructions for the use of a limited amount of sodium chloride deicer at the property, following pre-treatment with Magnesium chloride, and a condition in the previously granted Environmental Impact & Design Review (EIDR) Approval for the project which prohibited any use of sodium chloride. Mr. Beaudry advised the Commission that he had appeared before the Westwood Planning Board

on February 26th to request the Planning Board's approval of a modification of the Environmental Impact & Design Review (EIDR) Approval to remove the restriction prohibiting the use of sodium chloride as a deicer. He stated that the Planning Board voted in favor of the requested modification, which now removes the previously noted inconsistency between the O&M plan and the Planning Board's EIDR Approval.

Conservation Commission members had no further concerns with the proposed plans for 240 University Avenue.

Motion made by Ms. Maneva, seconded by Mr. Sullivan to approve the above-referenced Stormwater Management Permit plan set and to direct the Conservation Agent to prepare a Stormwater Management Permit for the project containing the Commission's standard conditions for review by the Commission at its next meeting. Unanimous.

Discussion Items:

1. Commissioners' Observations Around Town

Mr. Sullivan told the Commission that his neighbors were forming a Committee to clean up Haslam Pond and were planning a May 18th Clean-up Day for removal of invasives and poison ivy. Mr. Sullivan said he plans to ask Todd Korchin if the Town's DPW can help with removal of the waste that comes out of the area during the clean-up Day. He wondered if the Town has a composting operation or participates in composting in another community. Mr. Sullivan also asked if any permitting would be required. Ch. Rogers replied that a Request for Determination would be appropriate. Mr. Sullivan said that he would speak to Todd Korchin about filing an RDA with the Commission in advance of the event. Ms. Maneva suggested the use of goats for removing the poison ivy.

Ch. Rogers asked if anyone was following the Commission's request for additional funding for the next phase of invasives removal at Perry Crouse Pond. Ms. Loughnane responded that she believes the \$30,000 budget request was shown in the Capital improvement Program for FY20.

Ch. Rogers asked members to take a look at 100 Farm Lane in advance of the next meeting.

Ch. Rogers asked for the status of work on the East Street Bridge. Ms. Loughnane replied that limited utility work would continue through the winter with the completion of roadway and sidewalk work scheduled for spring.

2. 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 and February 13th Commission meetings. The Commission reviewed documents associated with the Request for Modification of the Order of Conditions, including the following new submittal items:

1. 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 February 19, 2019, consisting of one (1) sheet.

Ms. Loughnane explained that the site plan has now been revised to clearly show the 35' No Disturbance Line. She stated that all proposed grading is shown outside of the 35' No Disturbance Area, except along the driveway entrance to the property where the plans are fully consistent with the plan set that was previously approved by the Commission and referenced in the original Order of Conditions. She said that the Commission seems to have applied the lesser 10' No Disturbance Area in reviewing the Subdivision Plan. As a result, plans for the creation of the lots, including the driveways were designed with this lesser setback in mind. However,

since the lots were created post-1998, the 35' No Disturbance Area must be considered for improvements on the lots.

Ms. Maneva noted that the retaining wall is shown very close to the 35' No Disturbance Line. Ch. Rogers stated that it would be impossible to install a footing for the wall without entering the No Disturbance Area. Ms. Gordon said that she would like to see the plans further revised to move the retaining wall further away from the 35' No Disturbance Line so that there will be no disturbance beyond the 35' line. Ch. Rogers stated that the applicant should revise the plans again and resubmit for consideration at the next Commission meeting.

3. Receipt of Notice of Superseding Order for 405 Nahatan Street – DEP #338-0654

Mr. David asked members if they had read the Superseding Order for 405 Nahatan Street. He stated that the order is oddly written but appears to go against the Commission's position in finding that "the site is not disturbed, and therefore soils and hydrology alone cannot determine a wetland boundary". He said he believes the order paves the way for the applicant to propose additional development on that land.

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

Meeting adjourned at 7:37 p.m.