

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: March 13, 2019 at 7:00 p.m.
Location: Champagne Meeting Room, 50 Carby Street, Westwood, MA

8:10 p.m.

The Conservation Commission meeting of February 13, 2019 was called to order at 8:10 p.m. in the Champagne Meeting Room, 50 Carby Street with the following members present: Todd Sullivan, R. J. Sheer, Vesna Maneva and Todd Weston. Members John Rogers, Helen Gordon, and Steven David 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.

Discussion Items:

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

Project Engineer Rob Truax appeared before the Commission. Mr. Truax stated that this is a request for a minor modification of the plans that were previously granted an Order of Conditions. He explained that the minor modification involves changes in the location and design of the house. Ms. Loughnane noted that the Commission had discussed the request for modification of the Order of Conditions for 83 Morgan Farm Road at the January 23rd, February 13th, and February 27th meetings. She stated that the Applicant had most recently been asked to further modify the plans to move the proposed retaining wall far enough from the 35' No Disturbance Line so that workers would not have to cross that line to construct the wall. Mr. Truax confirmed that the plans have been adjusted so that the retaining wall is now shown to be constructed approximately 6' from the 35' No Disturbance Line.

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, 2018 with revisions through March 7, 2019, consisting of one (1) sheet.

Motion made by Mr. Weston, seconded by Mr. Sheer to grant the applicant's request for a minor modification of the Order of Conditions to replace the previously approved plan with the above referenced plan revised through March 7, 2019. Unanimous.

Public Hearings:
Request for Determination – 20 Beverly Lane - Downey

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

1. WPA Form 1 – Request for Determination, signed by Applicant Marie Downey, dated February 12, 2019 and filed with the Conservation Commission and the Town Clerk on February 20, 2019;
2. Plan entitled “Plan Showing Proposed Addition, 20 Beverly Lane, Westwood, MA, Norfolk County”, prepared by Dennis B. O’Brien, D. O’Brien Land Surveying, 31 Hayward Street, Unit 3G, Franklin, MA 02038, dated September 11, 2018, with revisions through December 27, 2018, consisting of one (1) sheet;
3. Report entitled “Site Evaluation & Wetland Delineation”, prepared by Applied Ecological Sciences, P.O. Box 184, Norfolk, MA 02056, dated October 19, 2018.

Brian and Marie Downey appeared before the Commission to explain the proposed work. Mr. Downey explained that he and his wife are planning to demolish an existing one-car garage and sunroom in order to construct a new addition to the existing house to include a two-car garage and expanded living area. He noted that most of the work is outside of the 100’ buffer zone, with the exception of one corner of the garage and a portion of the proposed bluestone patio.

Mr. Sullivan asked how the homeowners planned to capture the stormwater. Mr. Downey replied that they would do whatever was necessary and were looking for advice. Ms. Maneva noted that the plans called for an increase of 800 square feet of impervious surface. Mr. Weston noted that the majority of the additional impervious surface will be outside of the 100’ buffer and therefore not within the Commission’s jurisdiction. Mr. Sullivan stated that the stormwater should still be addressed. He recommended directing the roof runoff into the front yard.

Mr. Weston asked if there were any plans to move or alter the shed in the rear of the yard. Mr. Downey said that he had no plans to touch the shed at this time. Mr. Weston noted that any changes to the shed would trigger a new review by the Commission.

Commission members did not see any other concerns with the proposed work and determined that the proposed construction would not alter the wetlands and would not require the filing of a notice of Intent. Mr. Sullivan noted that the applicants might still need to file under the Stormwater management Bylaw. Ms. Loughnane said that the proposed construction would require an Administrative Stormwater Management Approval if the total area of land disturbance exceeds 5,000 square feet. She suggested that Mr. Downey ask for a calculation from his engineer to show the amount of land disturbance.

Motion made by Mr. Weston seconded by Ms. Maneva to grant a Negative Determination with the condition that the applicant shall apply for and obtain an Administrative Stormwater Management Approval from the Conservation Agent prior to the issuance of a Building Permit if the area of land disturbance exceeds 5,000 square feet. Unanimous.

Notice of Intent – 100 Farm Lane – DEP #338-0 – Morrell Construction Company

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

1. Letter to John Rogers, Chairman, Westwood Conservation Commission, from Susan McArthur, McArthur Environmental Consulting, LLC, dated February 6, 2019, re: Notice of Intent, 100 Farm Lane, Westwood, MA, consisting of one (1) page, with accompanying forms, photographs, maps and project narrative;

2. WPA Form 3 – Notice of Intent, signed by Rick Morrell and Susan McArthur, dated February 5, 2019 and received in the Conservation Office on February 7, 2019;
3. Plan entitled “Site Design Plan for 100 Farm Lane in Westwood, MA”, prepared by Allen Engineering & Associates, Inc., dated February 5, 2019, consisting of one (1) sheet;

Rick Morrell of Morrell Construction Company appeared before the Commission to explain the proposed work. He stated that he intends to demolish the existing structure and construct a new single-family home.

Mr. Sullivan had questions about two proposed stonewalls on the right side of the house. Mr. Morrell stated that the walls were intended to hold back grade to allow for a large basement window on that side of the house. Mr. Sullivan suggested removing the walls and installing a smaller window well, and then piping the roof runoff to a single recharge chamber in the front of the house, which would allow for elimination of the proposed rear yard leaching system. Mr. Sullivan said that doing so would have the benefit of directing overflow from the recharge system to the Farm Lane storm drain if the recharge basin reaches capacity in a storm.

Ms. Loughnane noted that the plans show a roof drain outlet extending right up to the wetland. Mr. Weston stated that this will not be permitted, and that no work may take place within 10’ of the wetland. Mr. Weston recommended installing post markers throughout the property at the edge of the 10’ No Disturb Area so that future residents would have clear knowledge of where the wetlands are and where the landscape cannot be altered.

Ms. Maneva asked if Mr. Morrell had confirmed the elevation of high groundwater. She said that the groundwater appears to be only 3 or 4 feet below. She said that she thought Mr. Morrell might end up with a wet basement.

Brian Marcelonis, Trustee of 124 Farm Lane, expressed concern about extensive water in the area. He said that he was speaking on behalf of several neighbors. Mr. Marcelonis said that he recalled the house at 100 Farm Lane having 8 feet of water in the basement after a storm. He also expressed concerns about potential tree removal. Mr. Morrell responded that he has no intention of removing any trees.

Mr. Weston said that the project would likely improve the existing water conditions by capturing and recharging all of the roof runoff. He said that he would like to see the stormwater calculations before granting approval.

Mr. Sullivan noted that there are extensive invasives throughout the wooded area to the left of the house. Mr. Morrell said that the wooded area is on the adjacent property, but he would be happy to remove the invasives if he could obtain permission from the property owner.

Mr. Sullivan said that the Commission should continue the hearing to allow Mr. Morrell time to revise the plans as discussed, to show the 10’ No Disturbance Line, and to reduce negative impacts on the wetlands. He also asked Mr. Morrell to submit stormwater calculations to verify the sufficiency of the proposed recharge system.

Motion made by Mr. Weston, seconded by Mr. Sheer to continue the hearing to March 27, 2019 at 7:00 p.m. in the Champagne Meeting Room at 50 Carby Street. Unanimous.

Notice of Intent – 34 Woodland Road – DEP #338-0 – Crea

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

The Commission opened the public hearing and reviewed copies of the Wetland Protection Act and Westwood Wetland Bylaw Application and associated documents, including the following:

1. WPA Form 3 – Notice of Intent, signed by Applicant Jeffery Stoler, dated March 18, 2019 and filed with the Conservation Commission and the Town Clerk on March 19, 2019;

2. Plans entitled "Site Plan in Westwood, Massachusetts 90 Brook Street", prepared by Gregory Bunivicz of Borderland Engineering, Inc. of 61b Pleasant Street, Randolph, MA 02368, dated October 22, 2018, with revisions through December 11, 2018, consisting of one (1) sheet, and "Landscape Enhancement Plan for 90 Brook Street Westwood, MA , prepared by Land Design Associates , Inc., dated March 8, 2019, consisting of one sheet;
3. Report entitled "Single Family Home and Patio & Landscape Improvements 90 Brook Street Westwood, Massachusetts", dated March 20, 2019, prepared by David Gordon of Thunderchase Environmental , LLC of 42 Fisher Road, Dedham, MA 02026.

Erin Crea appeared before the Commission along with Debora Anderson, Wetland Scientist. Ms. Crea and Ms. Anderson explained the proposed work. Ms. Crea explained that she planned to add a third garage bay and to add living space above the garage on the left side of the house. She said she was also planning an addition on the rear right side of the house and the addition of a front porch. She noted the property was constrained by extensive wetlands, ledge outcroppings, and a high water table. Ms. Crea told the Commission that she has applied to the Zoning Board of Appeals for a special permit for the front porch and right-side addition and has requested a variance for the left side addition.

Commission members expressed concern about the proximity of the proposed left side addition to the wetlands, both to the left and the rear of the structure. Ms. Loughnane noted that the proposed raingarden is shown on the plan within the 10' No Disturbance Area. Mr. Weston stated that he would not be inclined to approve work so close to the wetlands. He suggested shifting the addition to the right to create greater separation from the wetlands. Ms. Crea responded that she did not want to alter her plans.

Mr. Weston stated that the plans must show the change in impervious surface and a calculation demonstrating that the proposed raingarden is sufficient to handle the 100-year storm. He said the project will add approximately 1,000 square feet of additional impervious surface and the mitigation measures must be shown to be sufficient to hold all the water that comes of that new impervious surface.

Ms. Maneva asked if they had considered a subsurface recharge structure. Ms. Anderson responded that Karon Catrone had suggested a raingarden. She added that a subsurface recharge basin would be more costly.

Ms. Sullivan asked if Ms. Crea had considered demolishing the structure and building new. Mr. Crea responded that doing so would not be an option. Mr. Sullivan responded that he would not expect the ZBA to grant the requested variance.

Mr. Weston asked in the applicants had considered an impervious driveway or discharge structures elsewhere on the property. Ms. Crea again said that she was not interested in altering the plans.

Alex Melman of 410 Dover Road expressed support for improvements to the Crea property, but said he wants to make sure that additional water is not driven into the wetlands or onto his property. Mr. Weston said that the applicants will need to provide sufficient recharge structures on the property to hold back all of the new stormwater runoff.

Mr. Sullivan stated that there was no point in continuing discussion tonight. He said that the Commission could not reach a decision tonight without the required stormwater calculations, and he expects that the plans will have to be modified following the ZBA decision. He said that the applicants need additional time to receive a decision on the requested variance from the Zoning Board of Appeals, to alter the plans to reduce negative impacts on the wetlands, and to produce the required stormwater calculations.

Motion made by Mr. Sheers, seconded by Mr. Weston, to continue the hearing to March 27, 2019 at 7:00 p.m. in the Champagne Meeting Room at 50 Carby Street. Unanimous.

Motion made by Mr. Sheers, seconded by Ms. Maneva to adjourn the meeting. Unanimous.
Meeting adjourned at 9:25 p.m.

