

Town of Westwood
Commonwealth of Massachusetts

Stephen David, Chairman
Todd Sullivan
Vesna Maneva
Debra Odeh
Grace Weller
R. J. Sheer
Elias Fares



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

CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: July 12, 2023 at 7:00 p.m.
Location: Champagne Meeting Room, 50 Carby Street, Westwood, MA

7:00 p.m. Call to Order

The Conservation Commission meeting of July 12, 2023 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street, with the following members present: Stephen David, Grace Weller, Vesna Maneva, Debra Odeh, and Elias Fares. Members Todd Sullivan and R J Sheer were absent. Also present is Karon Skinner Catrone, Conservation Agent.

Mr. David announces this meeting is being recorded.

- Minutes to be Approved – January 11, 2023, January 25, 2023 and February 8, 2023, February 22, 2023, March 22, 2023, April 12, 2023, April 26, 2023, June 14, 2023 and June 28 2023.

Action Items:

1. 125 Conant Road – DEP #338-0672 – Request for Certificate of Compliance – Malone – No representative present.

Motion made by Mr. David, seconded by Ms. Weller, to continue the action item for 125 Conant Road to July 26, 2023. Unanimous.

2. 92 Pine Lane – DEP #338-0722 - Request for Certificate of Compliance – Morrissey – Ms. Catrone states this request was on the agenda in May. At that time, she inspected the site and the rain garden was not stabilized. The applicant has planted micro clover and the area is now stabilized.

Motion made by Ms. Weller, seconded by Ms. Maneva, to issue a Certificate of Compliance for 92 Pine Lane. Unanimous.

3. 120 Hemlock Drive – SMP-086 – Request for Minor Modification – Mezini – Present is Daniel Merrikin of Legacy Engineering requesting a minor modification to the approved land disturbance permit for 120 Hemlock Drive. Mr. Merrikin explains the changes include a slight change to the pool and patio configuration, a pool house and a third infiltration system has been added to accommodate the increase in impervious surface.

Ms. Catrone states at her inspection on 7/11/23, she found the site a mess. There was trash all over the site and the impervious surfaces were very dirty.

Motion made by Ms. Odeh, seconded by Ms. Maneva, to approve the changes to the plan for SMP-086 as minor modifications with the condition all debris on the property be placed in the dumpster on site and all impervious surfaces be kept clean throughout the duration of the project. Unanimous.

4. Lot 7, Blue Hill Drive – DEP #338-0152 - Request for Certificate of Compliance – Coluntino – Ms. Catrone explains this is a very old order of conditions and the files have been archived. She inspected the site on 7/10/23 and checked historical GIS maps and there does not appear to be any new impacts in the buffer zone.

Motion made by Mr. David, seconded by Ms. Weller, to issue a Certificate of Compliance for Lot 7, Blue Hill Drive. Unanimous.

5. 472 Summer Street – DEP #338-0716 - Request for Certificate of Compliance – Anderson – Ms. Catrone explains she met with BETA on site last week during a heavy rain event. BETA believes there could be some changes made to improve the flooding situation that is occurring on neighboring properties.

Motion made by Mr. David, seconded by Ms. Weller, to continue the action item for 472 Summer Street to July 26, 2023 to allow the applicant's engineer, BETA and Ms. Catrone to meet. Unanimous.

6. 13 Stonemeadow Drive – DEP #338-0710 - Request for Certificate of Compliance – Joyce – Present is Mark Joyce requesting a certificate of compliance for 13 Stonemeadow Drive. Ms. Catrone states she inspected the site on 7/10/23 and found it to be in substantial compliance with some minor deviations. She states the engineer’s letter states these deviations will not impact the function of the drainage system.

Motion made by Mr. David, seconded by Ms. Maneva, to issue a Certificate of Compliance for 13 Stonemeadow Drive. Unanimous.

Public Hearings:

Mr. David recuses himself from this hearing. Ms. Weller chairs the meeting.

231 Winter Street – RDA - Haseotos

Deck and patio

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability (RDA) for 231 Winter Street:

1. DEP form 1 - Request for Determination of Applicability submitted on June 16, 2023 by Robert Rego of River Hawk Environmental of 2183 Ocean Street, Marshfield, MA 02090, dated June 13, 2023, including eleven (11) pages;
2. Plan – “PLAN TO ACCOMPANY RDA 231 WINTER STREET WESTWOOD, MA”, dated June 13, 2023, submitted by River Hawk Environmental, including one (1) sheet;

Present is property owner, Demetrios Haseotes, requesting a negative determination to construct a 14’ x 20’ deck on helical piles and a 20’ x 20’ paver patio. He states the area is currently lawn and no trees need to be removed for construction. The septic system is outside the 100’ buffer zone and will be abandoned and the owner will tie into sewer.

Motion made by Ms. Weller, seconded by Ms. Maneva, to issue a Negative Determination #3 with the condition erosion control is installed prior to start of work and all impervious surfaces are kept clean throughout the duration of the project. Unanimous.

22 Everett Street – Notice of Intent – DEP #338-0754 – Petruzzello

Mixed-Use Residential Development

The Commission opened the public hearing to discuss a date and time for a site visit only.

The Commission agrees to do a site visit on July 31, 2023 at 5:30 pm. The Planning Board will be invited.

Motion made by Mr. David, seconded by Ms. Weller, to continue this hearing to September 13, 2023 at 7:00 p.m. at 50 Carby Street. Unanimous.

4 Stevens Circle – Notice of Intent (Bylaw only) – # 338-0756B – Miller- Continued from 6/28/23

Pool, patio and sport court

The Commission opened the public hearing and reviewed copies of the Notice of Intent (NOI) for 4 Stevens Circle, including the following:

1. DEP form 3 Notice of Intent submitted on May 24, 2023 by Russel Waldron of Applied Ecological Sciences of P.O. Box 184, Norfolk, MA 02056, including seventy-two (72) pages;
2. Plan – “SITE PLAN FOR SITE IMPROVEMENTS AT 4 STEVENS CIRCLE, WESTWOOD, MA 02090”, dated 3/14/23, submitted by Anthony Stella of Site Engineering Consultants, Inc of 55 Grape Shot Road, Sharon, MA 02067, including two (2) sheets;

Present are Russel Waldron, wetland consultant, and Matthew Miller, owner, requesting an Order of Conditions to install a 20’ x 40’ salt style in-ground pool with an outdoor kitchen and a stamped concrete patio (4,231 sq. ft. of impervious) and a 50’ x 30’ basketball court (1,500 sq. ft. of impervious). All surface water runoff and pool runoff will be directed into a stormwater recharge system. No work is proposed within the 10-foot No Alteration Zone (NAZ).

This hearing was continued from 6/28/23 to allow the Commission to visit the site.

Ms. Catrone states she visited the site on 7/10/23 and found that there would be vegetation impacted by this construction.

Ms. Weller asks how many trees would need to be removed.

Mr. Waldron states he is not sure.

Ms. Maneva states this is very close to the 10’ No Alteration Zone and there is a lot of impervious proposed.

Mr. Waldron states the applicant is willing to work with the Commission.

Ms. Odeh states you may want to look at moving the sport court, showing trees to be removed on plan and submitting a landscape plan.

Ms. Maneva suggests reducing the size of the patio.

Mr. Waldron state he can have the surveyor stake the three corners of the proposed patio and sport court and count the trees that will be impacted.

Motion made by Ms. Weller, seconded by Ms. Maneva to continue the hearing to July 26, 2023 to allow the applicant to stake the construction area and count trees to be removed and consider redesigning or minimizing the construction. Unanimous.

42 Mill Street – Notice of Intent – DEP # 338-0756 - Delapa – Continued from 6/28/23

Dam repair and access road

Ms. Catrone states the applicant has requested a continuance to 7/28/23.

Present are Artur Yudzinsky of 44 Mill Street and Todd Demelle of 1355 High Street. Mr. Demelle asks why this hearing has been continued so many times.

Mr. David states the applicant is working on the plan.

Ms. Catrone states there cannot be any further discussion.

Mr. David states he wants to have the applicant present at the next meeting.

Ms. Catrone states she will inform the applicant.

Motion made by Mr. David, seconded by Ms. Odeh, to continue the hearing for 42 Mill Street to July 26, 2023 at 7:00pm. The applicant must be present at the July 26, 2023 meeting. This meeting will be held in person at 50 Carby Street. Unanimous.

Discussion Items continued:

1. Potential Tree policy/ordinance/bylaw
<https://www.mass.gov/doc/tree-by-law-and-ordinance-guide/download>
2. Assure Select Board's awareness of above items, clarify oversight of the Town's existing conservation lands and discuss potential Conservation Land Management Plan
<https://www.townhall.westwood.ma.us/home/showpublisheddocument/7288/637012120637130000>
3. Commissioners' observations around town and next scheduled site visits
4. Update on significant projects and other topics not reasonably anticipated
5. Actively make buyers, property owners and realtors aware of WPA, wetland ordinance and stormwater ordinance

Upcoming Meeting: 7/26/23 – in person meeting

Note: Agenda items and order subject to change