

Town of Westwood
Commonwealth of Massachusetts

John Rogers, Chairman
Stephen David
Vesna Maneva
Debra Odeh
Todd Sullivan
Todd Weston



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CONSERVATION COMMISSION

**Minutes: Conservation Commission Meeting Date:
Wednesday, July 13, 2022
Remote Meeting**

7:00 p.m. - Call to Order

The Westwood Conservation Commission meeting of Wednesday July 13, 2022, at 7:00 PM. is being held through Zoom due to the COVID-19 state of emergency and in compliance with the Governor's March 12, 2020 Order suspending certain provisions of the Open Meeting Law MGL C. 30A, §18 and the Governor's March 23 Emergency Order imposing limitations on the number of people that may gather in one place.

Please click the link below to join the webinar:

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Webinar ID: 869 0597 1774

The following members are present: John Rogers, chairperson, Todd Sullivan, Debra Odeh, Stephen David, and Vesna Maneva. Member Grace Weller is absent. Conservation Agent, Karon Skinner Catrone is also present.

Mr. Rogers announces this meeting is being recorded.

Approval of Minutes: Consideration of Minutes for Meeting of January 12, 2022, January 26, 2022, February 16, 2022, March 9, 2022, March 23, 2022, May 5, 2022, June 8, 2022 and July 13, 2022.

Action Items:

1. 4 Stevens Circle – DEP #338-0528 – Request for Certificate of Compliance – Lazor – Ms. Catrone explains that this project was never started. There has been no impact to the wetland. There is a large amount of Bittersweet on the property. The owner is not maintaining Bittersweet growing throughout the lot, within the shrubs, but they are cutting it from the trees. Invasive plant removal was not a condition of the Order of Conditions. The Commission may want to notify the new owner about the invasive plants.

Mr. David asks Ms. Catrone to check with the building department to see if there is an open building permit.

Motion made by Mr. Rogers, seconded by Mr. Sullivan, to issue a Certificate of Compliance contingent on Ms. Catrone checking with the building department to see if there is an open building permit. Unanimous.

2. 1331 High Street – DEP #338-0144 – Request for Certificate of Compliance – Stewart – Ms. Catrone states this project dates back to 1993. The file has been archived. She states a site visit was done on July 12, 2022 and no impact to the wetland was observed. There is a large amount of Bittersweet on the property. Invasive plant removal was not a condition in the Order of Conditions.

Motion made by Mr. Rogers, seconded by Mr. David, to issue a Certificate of Compliance. Unanimous.

3. University Station - DEP #338-0422- Request for Extension – Westwood Marketplace Holdings, LLC – Including: University Avenue, Brigham Way, Station Drive and Harvard Street Present is Nate Cheal of Tetra Tech, One Grant Street, Framingham, MA 01701, and Paul Cincotta of New England Development, 75 Park Plaza, Boston, MA 02116.

Mr. Cincotta states we are here tonight to request an Extension Order to Order of Conditions DEP #338-0422. We are currently working on a hotel next to the Citizens Building. We are requesting a three-year extension.

Ms. Catrone states she inspected the area behind Casa Loco Mexican Cantina, 174 University Ave. There were yard clippings dumped behind the building, very close to the wetland area and a lot of trash in the wetland and buffer zone.

Mr. Cincotta states he has asked his maintenance staff to place “NO DUMPING” signs in the area and remove the trash.

Mr. Cheal states there were two replication areas associated with this project. One along Station Drive and one in the rear of 174 University Ave. Replication and invasive plant removal was done along Station Drive. Replication was done in the rear of 174 University Ave. but there was some die off. Planting was done again in 2020. These plantings survived.

Ms. Catrone shows pictures of the plantings and agrees they are thriving.

Motion made by Mr. Rogers, seconded by Ms. Maneva, to issue an Extension Order with the requirement the applicant propose a way to issue a Certificate of Compliance for lots that are complete. Unanimous.

4. 1012 High Street - DEP #338-0512 – Request for Certificate of Compliance – McKeeney

Ms. Catrone states this action item was originally heard on 3/23/22. At which time the commission requested an unpermitted paver patio be shown on the as-built. The patio is now shown on the as-built. She recommends the commission make a motion to issue a Complete Certificate of Compliance.

Motion made by Mr. David, seconded by Mr. Rogers, to issue a Complete Certificate of Compliance. Unanimous.

Mr. Sullivan recuses himself from the next discussion.

5. 909 High Street – Obed Baker House - Informal discussion

Present is Todd Sullivan and Kristine Meaney of Site Design Professionals, One Merchant Street, Unit 110, Sharon, MA 02067. Mr. Sullivan and Ms. Meaney are present tonight to discuss some changes that have been made to the residential and veterinarian project proposed at 909 High Street.

Ms. Meaney states we have changed the position of the veterinarian building. Test pits have been done. The material is all fill. There is a loosely placed bank that has been overtaken by invasive plants.

Ms. Maneva asked why the veterinarian building is set back from High Street.

Ms. Meaney states the front door is off the parking lot not off High Street.

Ms. Meaney discusses rip rap to control invasive plants on the slope.

Ms. Maneva states invasive plants will come through rip rap. There are other methods of invasive control. She requests trees to be removed be identified on the plan with size and species.

Ms. Meaney asks if the Commission would be in support of a retaining wall.

Ms. Odeh states a retaining wall could have unexpected circumstances.

Ms. Meaney states the building will be constructed on a slab on grade. Geothermal wells are proposed.

Ms. Odeh suggests the applicant explore options that do not encroach on the 10-foot buffer.

Mr. Rogers states the applicant should show why the building is at this set back.

Discussion is ended.

Mr. Sullivan returns to the meeting.

Public Hearings:

394 Providence Highway – Notice of Intent – Colbea – continued to July 27, 2022

New gas station and associated utilities and parking

Ms. Catrone states she is waiting for responses to comments from BETA. A motion must be made to continue the hearing to September 14, 2022 at 7:00 pm.

Motion made by Mr. Sullivan, seconded by Mr. David, to continue this hearing to September 14, 2022 at 7:00pm. Unanimous.

80 Carby Street – Notice of Intent – Hale

Pond maintenance program to control invasive and nuisance vegetation

The Commission opened the discussion and reviewed copies of the Notice of Intent for 80 Carby Street, including the following:

1. WPA Form 3 – Notice of Intent and Noannet and Storrow Ponds Five-Year Aquatic Management Program submitted by ESS Group, LLC of 404 Wyman Street, Suite 375, Waltham, MA 02451, including one hundred and eight (108) pages;
2. Plan – GIS plans, Figures 1 – 9, including (9) sheet;

Present is Carl Nielsen of ESS Group requesting an Order of Conditions for a pond maintenance program to control invasive and nuisance vegetation at Noannet and Storrow Ponds in Westwood and Dover. This application has also

been submitted to the Dover Conservation Commission. This project was continued from the last hearing to allow the applicant to respond to comments from the Dover Conservation Agent.

Mr. Nielsen states the application is a refresh of 25 years of work done at Hale. We are always looking for newer and safer products. The bulk of the work is mostly on 1-3 acres around the swimming areas.

Tyler Simpson of Hale Reservation states we have been aerating the pond for 15 plus years. We are looking at whether this is the best option.

Mr. David states he would like to see the applicant come back with a report once a year

Mr. Nielsen states Dover has concerns with fish kill but this is not happening.

Motion made by Mr. Rogers, seconded by Ms. Odeh, to continue this hearing to July 27, 2022 at 7:00 pm. Unanimous.

219 Far Reach Road – Request for Determination – Rosa

Spa to be installed in outside patio

The Commission opened the discussion and reviewed copies of the Request for Determination for 219 Far Reach Road, including the following:

1. WPA Form 1 – Request for Determination of Applicability submitted by Peter Rosa and Maria Manrique-Rosa, owners of 219 Far Reach Road, including four (4) pages;

3. Plan – PLUNGE POOL AS-BUILT PLAN 219 FAR REACH ROAD WESTWOOD, MA, drawn by Horgan Surveying of Marlborough, MA, including one (1) sheet;

Ms. Catrone states the applicants have already installed the pool and have dug trenches in rear yard to service the pool. She is concerned with the unstabilized material. Compost socks have been installed at the site. The applicants are not present.

Mr. David would like the applicants present at the next meeting.

Motion made by Mr. David, seconded by Mr. Rogers, to continue this hearing to the next meeting and have the applicants in attendance. Unanimous.

Discussion Items:

1. Potential Tree policy/ordinance/bylaw

<https://www.mass.gov/doc/tree-bylaw-and-ordinance-guide/download>

Mr. Rogers states he had hoped to finish revising the tree policy. He asks Ms. Catrone to ask town counsel which language would be preferred; policy or guideline. He suggests the members take a look at the Newton Conservation Commission website.

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

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

Upcoming Meeting: July 27, 2022 REMOTE PARTICIPATION

Note: Agenda items and order subject to change