

**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, January 26, 2022  
Remote Meeting**

**7:00 p.m. - Call to Order**

The Westwood Conservation Commission meeting of Wednesday January 26, 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:**

<https://us02web.zoom.us/j/84469693904?pwd=eFJubG9SbWg5WFdoN25NS1JBaU9lZz09>

**Passcode: 820945**

**Or Telephone:**

**or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)  
Webinar ID: 844 6969 3904**

The following members are present: Stephen David (acting chairperson), John Rogers, Todd Sullivan, and new member, Debra Odeh. Member Todd Weston is absent. Conservation Agent, Karon Skinner Catrone was also present.

Mr. David announces this meeting is being recorded.

**Action Items:**

1. Request to Withdraw Notice of Intent - 375 University Ave. – DEP #338-0680 – McQuade – Ms. Catrone explains the applicant has broken the notice chain and must re-advertise and re-notify the abutters. The project can then be heard as a public hearing on the date which it has been notified.  
**Motion made by Mr. David, seconded by Mr. Sullivan to require the applicant re-advertise and re-notify and appear before the Commission as a public hearing. Unanimous**
2. Request for Extension – 34 Woodland Road - DEP #338-683 – Crea – Ms. Catrone explains the Order was issued on 4/26/19 and will expire on 4/26/22. The project should be completed in late spring. The applicant is requesting a one-year extension.  
**Motion made by Mr. Sullivan, seconded by Mr. David to require the applicant re-advertise and re-notify. The project will then be heard before the Commission as a public hearing. Unanimous**

**Approval of Minutes:** Consideration of Minutes for Meeting of January 12, 2022. **Motion made by Mr. David, seconded by Mr. Sullivan to continue the minutes to January 26, 2022. Unanimous.**

**Public Hearings:**

**346 Gay Street – Notice of Intent - DEP #338-0729 – Forrester** – continued from 11/10/21

Reconstruction of garage

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 346 Gay Street for proposed construction of a new garage, including the following:

1. WPA Form 3 – Notice of Intent Application and Wetland Resource Area Analysis, submitted by LEC Environmental Consultants, Inc. of 380 Lowell Street, Suite 101 Wakefield, MA 01880 dated October 20, 2021, including forty-five (45) pages;
2. Plan titled “PROPOSED SITE PLAN 346 GAY STREET WESTWOOD, MA” dated 10/15/21 revised 11/8/21 drawn by R J O’Connell and Associates, Inc. of 80 Montvale Avenue, Stoneham, MA 02180 including one (1) sheet;

Present is Brian Timm of R. J. O’Connell and associates, John Rufo, architect, representing Robert and Rebecca Forrester, owners of 346 Gay Street, also present.

Ms. Timm states the Forresters are proposing to demolish a portion of the existing garage, reconstruct a larger garage addition, construct a breezeway and extend and expand the driveway with pervious pea stone. He explains this hearing was continued from the 11/10/21 meeting to allow the applicant to present the project to the Zoning Board of Appeals. The project was approved by the Zoning Board on January 19, 2022. At the last meeting the Commission requested the plan show the water and sewer lines. This has been added to the plan.

Mr. Sullivan asks if the Commission feels wetland markers are necessary.

After some discussion the Commission agrees the markers are not necessary.

**Motion made by Mr. Sullivan, seconded by Ms. Odeh, to issue a standard Order of Conditions. Unanimous.**

### **346 Gay Street – Request for Determination – Eversource**

Install two (2) poles and approximately 500 linear feet of conduit

The Commission opened the public hearing and reviewed copies of the Request for Determination for 346 Gay Street for proposed installation of two (2) poles and approximately 500 linear feet of conduit, including the following:

1. WPA Form 1 - the Request for Determination submitted by Eileen Piskura of Kleinfelder of 4 Technology Drive, Suite 110, Westborough, MA 01581 dated December 21, 2021, including eight (8) pages;

2. Plan – GIS plans including two (2) sheet;

Present is Eileen Piskura of Kleinfelder representing Eversource. Eversource is proposing the installation of two utility poles and approximately 500 linear feet of conduit. This work is being proposed because Eversource is losing easement rights and the owners of 346 Gay Street have agreed to allow us to run the line from the street, along the side of the driveway to avoid easement issues in the future. This project was started in October, 2021.

Ms. Catrone noticed the work in progress without a permit and shut down the job. Typically, the customer would be responsible for permitting on a private property but because this project was initiated by Eversource, they were responsible for permitting and there was a miscommunication internally. We are filing as a minor project under the Mass. Wetland Protection Act under 310 CMR 10.02 (2)(b)(2) which allows work utility work within 10 feet of a driveway and a minimum of 10 feet from the resource area.

Mr. Rogers asks how close the work is to the resource area.

Ms. Catrone states in some areas the work is right along the wetland.

Mr. Rogers states he would like this work to be filed under a Notice of Intent.

**Motion made by Mr. Roger, seconded by Mr. Sullivan, to issue a positive determination which will require the applicant file a Notice of Intent. Unanimous.**

### **748 Gay Street – Notice of Intent - DEP #338-0 – Tunnels to Towers**

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 748 Gay Street for proposed construction of a new house, including the following:

1. WPA Form 3 – Notice of Intent, submitted by John Glossa of Glossa Engineering of 46 East Street, East Walpole, MA dated January 5, 2022, including twelve (12) pages;

2. Plan titled “748 GAY STREET PLAN OF LAND IN WESTWOOD, MA” sheets 1-2, dated December 20, 2021 drawn by John Glossa of Glossa Engineering, including two (2) sheet;

Present is John Glossa of Glossa Engineering representing Garrett Fitzgerald, future owner. The house is owned by Stephen Siller Tunnel to Towers Foundation of 2316 Hylan Blvd, Staten Island, NY 10306, which is charity organization that builds custom homes for disabled veterans, police and firefighters.

Mr. Glossa states 748 Gay Street is a 33,495 sq. ft. vacant lot that is shown on an ANR subdivision plan that was signed by the Westwood Planning Board on February 23, 2021. The owner is proposing to construct a new single family house, driveway, utilities, grading and landscaping on the lot. The grading and landscaping portion of the project is within 100 feet of bordering vegetated wetlands that exit on the abutting land to the west of the lot. Other proposed work, the house construction, driveway and utility work is not proposed within the buffer zone. Total disturbance on the site is 15,560 sq. ft. The owner is proposing 8 new trees as shown on the plan.

Mr. Rogers suggests trees be planted between the house and the elementary school property.

Jim and Elaine Giurleo of 737 Gay Street states there is tree removal happening at the site now.

Ms. Catrone states that work is being done at 730 Gay Street. The tree removal is not within the buffer zone and does not trigger a Land Disturbance Permit.

**Motion made by Mr. Sullivan, seconded by Mr. David to issue a standard Order of Conditions requiring the applicant plant 8 trees on the site. Unanimous.**

**20 Wildwood Drive – Notice of Intent - DEP #338-0730 – Chen** – continued from 1/12/22

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 20 Wildwood Drive for proposed construction of back yard improvements, including the following:

1. WPA Form 3 – Notice of Intent, submitted on 11/2/21 by Litao Chen, owner of 20 Wildwood Drive including nine (9) pages;
2. Plan titled “20 WILDWOOD DRIVE SITE PLAN OF LAND IN WESTWOOD, MA”, drawn by Daniel Merrikin of Legacy Engineering of 730 Main Street, Suite 2C Millis, MA dated January 17, 2022, including one (1) page;

Present is Litao Chen, owner of 20 Wildwood Drive. Mr. Chen states he is proposing to level his rear yard, build retaining wall and fence in a portion of the yard. He states he was originally going to remove 10 trees but now he is proposing the removal of 5 trees and will be planting 3 new trees.

**Motion made by Mr. Rogers, seconded by Mr. Sullivan to issue a standard Order of Conditions with the condition a 12” compost sock be used as erosion control. Unanimous.**

**Action items continued:**

3. Request for Certificate of Compliance - 328 Dover Road – DEP #338-0459 – Bowers – Ms. Catrone states she visited the site last week to inspect required plantings and noticed some areas with bittersweet growth. The owner had the bittersweet removed the next day.

**Motion made by Mr. Sullivan, seconded by Mr. David to issue a Certificate of Compliance for DEP file number 338-0459. Unanimous**

**Discussion Items:**

1. Commissioners’ observations around town and next scheduled site visits
2. Current significant projects
3. Reserved for topics not reasonably anticipated to be discussed
4. Actively make buyers, property owners and realtors aware of WPA, wetland ordinance and stormwater ordinance
5. Brief Select Board on Concom and need for Conservation Land Management Plan

**Upcoming Meeting:** 2/16/2022 REMOTE PARTICIPATION

**Note:** Agenda items and order subject to change

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