

**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  
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**CONSERVATION COMMISSION**

**Minutes: Conservation Commission Meeting Date: June 28, 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 June 28, 2023 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street, with the following members present: Grace Weller, Vesna Maneva, Debra Odeh, and Elias Fares. Also present is Karon Skinner Catrone, Conservation Agent. Ms. Weller is acting Chair and 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 and May 10, 2023.

**Motion made by Ms. Weller, seconded by Ms. Odeh, to approve the minutes of May 10, 2023. Unanimous.**

**Action Items:**

1. 472 Summer Street – DEP #338-0472 – Request for Certificate of Compliance – Anderson – Continued to 7/12/23 – Ms. Catrone states she is waiting for a sign off from BETA. Phil Paradis has been unable to view the site during a heavy rain event.

**Public Hearings:**

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

Mixed-Use Residential Development

The Commission opened the public hearing and reviewed copies of the Notice of Intent (NOI) for 22 Everett Street, including the following:

1. DEP form 3 Notice of Intent and associated material submitted by Andrea Kendall of LEC Environmental Consultants, Inc., 100 Grove Street, Suite 302, Worcester, MA 01605, including seventy-two (72) pages;
2. Plan – “PROPOSED SITE PLAN DOCUMENTS” PP EVERETT STREET, LLC PROPOSED MIXED-USE DEVELOPMENT LOCATION OF SITE 22 EVERETT STREET, TOWN OF WESTWOOD, NORFOLK COUNTY MASSACHUSETTS MAP #23, LOTS 226 & 227, dated 3/8/23, submitted by Zackary Richards of Bohler of 45 Franklin Street, Boston, MA 02110, including twenty-five (25) sheets;

Present are Zackary Richards, design engineer, Giorgio Petruzzello, owner, Wayne Brolet and Andrea Kendal, wetland scientist, requesting an Order of Conditions for a mixed-use development at 22 Everett Street.

Mr. Richards states we have been working since December to lay out plans which include demolishing the existing structures, driveway, parking areas and impervious and gravel areas associated with a prior industrial use and construct a mixed-use residential development comprised of two buildings with associated access drives, parking areas, utilities, site-amenities and a comprehensive stormwater management program. Portions of the proposed project are located within Riverfront Area, Bank to South Brook and within the 100-foot buffer zone to bank and BVW. Site grading, retaining walls, erosion controls and a comprehensive ecological restoration program comprised of invasive species management, native revegetation and bank restoration are proposed.

Mr. Richards states this is a very constrained lot with mostly riverfront area and also electric, sewer and gas easements. This is a 7-acre lot that is currently being used as a construction yard. There is currently no infiltration on the lot. There has been contamination found, which will be remediated.

Ms. Kendal states there are two brooks, some BVW, flood plain, 100-foot buffer and 200-foot riverfront area. The entire lot is degraded. Invasive plants are all over the lot. We will be removing invasive plants which will improve wildlife habitat. We are proposing the planting of over 25 native species.

Ms. Maneva asks what type of removal method will be used.

Ms. Kendal states we are proposing mechanical removal on the slopes and cut and dab throughout the site. Plugs will be planted in most areas. The easements will be seeded.

Littia Wilson of 45 Rose Court states she has concerns with the number of units proposed, which may cause traffic problems.

Ms. Weller states traffic is not within our jurisdiction. This should be discussed with the planning board.

The applicant would like to continue to September 13, 2023 at 7:00 p.m. at 50 Carby Street.

The Commission agrees they would like to do a site walk. The Commission would like to continue to the next meeting to discuss the date of the site walk with all members present.

**Motion made by Ms. Maneva, seconded by Ms. Odeh, to continue to July 12, 2023 at 7:00 p.m. at 50 Carby Street to discuss a date for a site walk. Unanimous.**

#### **4 Stevens Circle – Notice of Intent (Bylaw only) – # 338-0756B – Miller**

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 and Christina Miller, owners, 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 is directed into a stormwater recharge system. No work is proposed within the 10-foot No Alteration Zone (NAZ). The construction location is currently manicured lawn. We are showing a silt sock and orange construction fence.

The Commission agrees they would like to visit the site. They will go out at their convenience before the next meeting.

**Motion made by Ms. Maneva, seconded by Ms. Odeh to continue the hearing to July 12, 2023 to allow the Commission to do a site walk. Unanimous.**

#### **42 Mill Street – Notice of Intent – DEP # 338-0756 - Delapa – Continued to 7/12/23**

Dam repair and access road

**Motion made by Ms. Maneva, seconded by Mr. Odeh, to continue the hearing for 42 Mill Street to July 12, 2023 at 7:00pm at the request of the applicant. This meeting will be held in person at 50 Carby Street. Unanimous.**

#### **123 Weatherbee Drive – Stormwater Land Disturbance – Hanzi – Continued from 6/14/23**

The construction of a new single-family house and landscaping

Applicant has requested a withdrawal.

**Motion made by Ms. Odeh, seconded by Ms. Maneva, to accept the request to withdraw the Land Disturbance permit for 123 Weatherbee Drive. Unanimous.**

#### **Discussion Items continued:**

1. Potential Tree policy/ordinance/bylaw  
<https://www.mass.gov/doc/tree-bylaw-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:** 6/14/23 – in person meeting

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