

Town of Westwood
Commonwealth of Massachusetts

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



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CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: February 22, 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 February 22, 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, Todd Sullivan, Vesna Maneva, Grace Weller, Debra Odeh, R J Sheer and Elias Fares. Also present is Karon Skinner Catrone, Conservation Agent.

Mr. David announces this meeting is being recorded.

Action Items:

- Approval of minutes – January 11, 2023, January 25, 2023 and February 8, 2023

Action Items:

1. 300 Fox Hill Street – DEP #338-0345 – Request for Certificate of Compliance – Duffey – Ms. Catrone explains there was no work done on this lot and there are no wetland resource areas in the vicinity. This was the original house on the lot, which was subdivided for Fox Meadow Drive. The house is currently for sale and requires a Partial Certification of Compliance to release the deed.

Motion made by Mr. David, seconded by Mr. Sullivan, to issue a Partial Certificate of Compliance for 300 Fox Hill Street. Unanimous.

Public Hearings:

Downey Street - Notice of Intent –DEP #338-0745 – Town of Westwood – Continued from 1/25/23

Side walk

The Commission opened the public hearing and reviewed copies of the Notice of Intent (NOI) for the Downey Street side walk project, including the following:

1. DEP form 3 Notice of Intent submitted by Jonathan Rockwell, TEC Inc., 282 Merrimack Street, 2nd floor, Lawrence, MA 01843, including forty (40) pages;
2. Plan – COMPLETE STREETS IMPROVEMENT PROJECT PLAN OF DOWNEY STREETS SIDEWALK IN THE TOWN OF WESTWOOD NORFOLK COUNTY dated 12/20/22, submitted by TEC Inc, including ten (10) pages;

Present are John Rockwell of TEC Inc. and Brendan Ryan, Department of Public Works, proposing improvements including ADA/AAB accessible curb ramps, sidewalk connections, crosswalks and pavement markings. The project consists of sidewalk construction along the south side of Downey Street as part of the town's successful application for a Complete Streets Project Grant.

Mr. Rockwell states the Planning Board approved the project on February 7, 2023 with the condition 5 trees at 4" DBH, 8 trees at 3" DBH and 10 trees (DBH and location decided by the Conservation Commission) be planted at the Downey street location. If there is not enough room for all of these trees, the remainder are to be planted in Islington Center.

Mr. Sullivan asks what the cost of the project will be.

Mr. Rockwell states the DPW is receiving a grant for \$357,000.00. The funding for the trees will come from the town's operating budget.

Ms. Odeh states she has concerns about additional trees dying as a result of the project.

Mr. Rockwell states our goal is to keep as many trees as possible

Mr. Fares states he is in support of the project but has concerns regarding the drainage pipe.

Shawn Weller of 48 Clapboardtree Street states the Commission could give permission to plant trees on conservation land and the Commission could require that the tree proposed to be removed next to the parking area be replaced with a larger DBH tree.

Motion made by Mr. David, seconded by Mr. Sullivan, to issue an Order of Conditions for DEP #338-0345 (Downey Street) sidewalk installation with the following conditions - 8 trees no less than 3" DBH, 5 trees no less than 4" DBH and 10 trees, no less than 2.5" DBH, be planted as replacement trees. All trees are to be planted in the vicinity of impact (Downey Street). Any future impacted trees must be replaced at a caliper equivalent. Tree replacement can be done on conservation owned land. The trees planted should have a guaranteed survival rate of 2 years. The commission is polled, Mr. Sheer – yes, Mr. Sullivan – yes, Mr. David – yes, Ms. Odeh – yes, Ms. Weller – yes, Mr. Fares – abstains. Vote passes 5-0-1

7 Little Boot Lane – Notice of Intent –DEP #338-0744 – Champion – Continued from 1/25/23

Addition

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 7 Little Boot Lane to construct three additions, including the following:

1. WPA Form 3 – Notice of Intent submitted by the Field Resources, Inc. of 281 Chestnut Street, Needham, MA 02492 on August 23, 2022, including fourteen (14) pages;
2. Plan – CONSERVATION PLAN OF LAND 7 LITTLE BOOT LANE WESTWOOD, MASS., drawn by Field Resources, Inc. dated August 3, 2022, including one (1) page;

Present is Diane Simonelli of Field Resources requesting an Order of Conditions on behalf of Craig Champion, owner of 7 Little Boot Lane.

Ms. Catrone states DEP had the following comment:

The WPA form is incorrect as the project is NOT a buffer zone only project as it is in Riverfront Area. As proposed the project does not appear to be permissible. The proponent must demonstrate how the proposed project meets the performance standards for redevelopment within previously developed riverfront area at 310 CMR 10.58(a-g).

Ms. Simonelli explains the work on locus qualifies as redevelopment as the lot was developed with the single-family home in 1974 and the proposed work will have “No Significant Adverse Impact” 310 CMR 10.58(4)(d)1 on the riverfront area. Locus property has 65,134 s.f. (+/-) in total with 43,340 s.f. (+/-) within the riparian to the Poissett Brook. This allows for up to 5,000.s.f. of disturbance, which is greater than 10% of the Riverfront area on Locus. The proposed project will add an additional 588 s.f., thus less than the 5,000 s.f. of disturbance allowed.

Ms. Maneva requests that the St. Johnswort be replaced with Northern Bush Honeysuckle.

Ms. Simonelli state the location of the infiltration system has been moved further from the wetland.

Motion made by Mr. David, seconded by Mr. Sullivan, to issue an Order of Conditions for 7 Little Boot Lane, DEP file number #338-0744, with the conditions the St. Johnswort be replaced with Northern Bush Honeysuckle and a compost sock and orange construction fence be installed and inspected prior to start of work. Unanimous.

120 Hemlock Drive – Stormwater Land Disturbance - Mezini

Tear down and rebuild home

Motion made by Mr. David, seconded by Mr. Sullivan to continue the hearing for the 120 Hemlock Drive to February 22, 2023 at 7:00 pm to allow the applicant to respond to BETA’s peer review comments. Unanimous.

215 High Street – Stormwater Land Disturbance – JMF Private Investments- Continued from 1/25/23

New home, barn improvements and new arena

Motion made by Mr. David, seconded by Mr. Sullivan to continue the hearing for the 215 High Street to February 22, 2023 at 7:00 pm to allow the applicant to respond to BETA’s peer review comments. Unanimous.

510 Far Reach Road – Stormwater Land Disturbance – Cabral – Continued from 1/25/23

The construction of a new single-family house and landscaping

Motion made by Mr. David, seconded by Mr. Sullivan to continue the hearing for the 510 Far Reach Road to February 22, 2023 at 7:00 pm to allow the applicant to respond to BETA's peer review comments. 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

Motion made by Ms. Weller, seconded by Mr. Sullivan, to adjourn the meeting. Unanimous.

Upcoming Meeting: 2/22/23 – in person meeting

Note: Agenda items and order subject to change