

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, June 7, 2022
Remote Meeting**

7:00 p.m. - Call to Order

Pursuant to Governor Baker's June 16, 2021, Order extending Certain Provisions of the Open Meeting Law MGL C. 30A, §18, and an extension to allow for remote participation until July 15, 2022; the June 7, 2022, [Conservation Commission Meeting](#) conducted via remote participation held concurrently with a meeting of the Planning Board. Those wishing to participate are encouraged to use Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84755781173?pwd=YmF5eVM0bEtkMzdMV2oxRHFmdmZnUT09>

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Webinar ID: 847 5578 1173

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

Public Hearing for Order of Conditions of Proposed Gas Station/Convenience Store Redevelopment – 394 & 396 Providence Highway DEP #338-0733.

Michael Brown, was present on behalf of Colbea Enterprises, LLC, for EIDR approval of the proposed renovation and expansion of the existing Shell Gas Station at 394 & 396 Providence Highway. This proposal calls for a renovated Shell Station, a new Season's Market, and a drive-thru coffee shop.

He introduced his co-workers and explained how they want to renovate and expand the location with the current gas station, a convenience store and a drive-thru. He explained the timeline and to start construction in Spring 2023.

Andrew Delli Carpini is the owner of Season's convenience store, and he gave a brief background and talked about his other locations including in Westwood.

Gregg Burnett, engineer, walked the Boards through the site and the design plan, existing conditions plan, proposed plan, and storm water plan. Landscape plan.

Board Comments:

- Mass DP website the initial tanks were installed in 1956, worried about the excavation of the new building, Verify the old tanks are gone. *Mr. Carpini: Has an environmentalist on staff and soil is tested. Will be aware when excavating. Very versed in taking care of contaminated sites. Take the environment very seriously and are in compliance.*
- Plans to do ground penetrating? *Mr. Carpini: No, not radar right now, but will sample the soil.*
- Talk about the enforcement action? *Mr. Carpini: There was a problem with one of the tanks, an inner wall had a leak that had created a problem and replaced the tanks in 2017.*
- 21J info is not filled out for that site? *Mr. Carpini: The environmentalist on staff keeps in touch with the state to make sure they are compliant.*

- How often do you fill tanks and time? *Mr. Carpini: Tanks are monitored and try not to deliver during peak times. Normally scheduled around peak times.*
- Service window-drive thru window? *Mr. Carpini: Just one, it will probably be MaryLou's.*
- The Building Commissioner-signage, exceeding size. *Mr. Brown: will be addressing it. Mr. Carpini takes pride in the signage, very clean signage and will handle it through zoning and will find a happy compromise.*
- Traffic issues: Why different time periods for crash data and count data 2022 & 2021. *Mr. Kelly: We typically don't do it through the last year. Most cases are still open. Count data is during peak times.*
- Traffic summary: Significant # of traffic trips. How did you come to a determination? Walper Street Traffic. *Mr. Kelly A lot is pass-by traffic, it is usually part of another route. 60% from the south. A Lot of traffic will come off Route 1. It will be an improvement over current conditions.*
- Signage: highlight between the 2 sites. This is replacing green space.
- Ms. Loughnane: This site will require Peer Review, presented BETA Scope of Work proposal in the amount of \$9,950.00.

Conservation Commission Comments:

- Vespa Maneva states the 5' x 7' slabs which to be moved by machinery sound interesting and landscaping plan looks good. Improvement of the site with stormwater will be necessary. She would like to continue the hearing to a date after the peer reviewer has a chance to evaluate the proposal.
- Todd Sullivan states this will be an improvement to what is existing on the site.
- John Rogers states the commission will require a peer review for this project. Ms. Catrone has mentioned that there are invasive plants on the site. The Commission will also require an invasive species removal plan to remove the invasive plants to the greatest extend practicable.
- Karon Catrone states she will review the wetland line prior to the next meeting.

Planning Board: Final comments:

- Is there a walkway? DOT has in their plans to widen Providence Highway. Talks about adding a sidewalk in the front. Keep pedestrians safe in the parking lot.
- Walper Street: Typically ask to add bike racks, please consider a place for bike racks. Pedestrian traffic is welcome. Consider some striping for a crosswalk.

Public Comments:

None.

Action Taken:

Upon a motion made by Mr. David and seconded by Mr. Sullivan, the Conservation Commission voted in favor (5-0) via roll call vote to continue its hearing to June 29, 2022 at 7pm via Zoom.

Peer Review comments will take 3 weeks.

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

Note: Agenda items and order subject to change