

**Town of Westwood**  
Commonwealth of Massachusetts

John Rogers, Chairman  
Stephen David  
Helen Gordon  
Vesna Maneva  
Todd Sullivan  
Todd Weston



Karon Skinner Catrone, Conservation Agent  
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**CONSERVATION COMMISSION**

**Minutes: Conservation Commission Meeting Date: May 5, 2021 at 7:00 p.m.**

**Location: Remote Meeting**

**7:00 p.m. – Call to Order**

Helen Gordon, acting chair for this meeting, states the Westwood Conservation Commission meeting of **Wednesday May 5, 2021 at 7:00 p.m.** 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, 2020 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/82045378604?pwd=ZzdoektZTm10OHpKNk9OY0ZaeC9SZz09>

Passcode: 038440

Or Telephone:

877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 820 4537 8604

The following members are present: Helen Gordon (acting chairperson), John Rogers, Todd Sullivan, Todd Weston and Vesna Maneva. Member Stephen David was absent. Conservation Agent, Karon Skinner Catrone was also present.

Ms. Gordon announces this meeting is being recorded.

**Approval of Minutes:**

Consideration of minutes for meeting of May 13, 2020, June 10, 2020, June 24, 2020 and July 8, 2020, July 22, 2020, December 9, 2020, March 10, 2021 and March 24, 2021.

**Motion made by Ms. Maneva, seconded by Mr. Rogers, to table the minutes to the 5/26/21 meeting at 7:00 pm. Unanimous.**

**Action Items:**

1. 148 Sunrise Road – DEP #338-0690 – Request for Certificate of Compliance – This request was continued from the April 14, 2021 meeting to allow the engineer to show the lines from the downspouts to the infiltration system. Mr. Glossa of Glossa Engineering is present and states the lines have been shown on the plan titled "DEP FILE # 338-0690 #148 SUNRISE ROAD AS BUILT PLAN OF LAND IN WESTWOOD, MA" dated 6/11/20 revised 5/4/21.

**Motion made by Mr. Rogers, seconded by Ms. Maneva, to issue the Certificate of Compliance for DEP file #338-0690. Unanimous.**

2. 13 Mill Brook Road – DEP #338-0699 – Request for Certificate of Compliance – The applicant is requesting a certificate of compliance for a sewer tie in. The Commission requests that Ms. Catrone check with the sewer department to see if they are satisfied with the project and check the site to see if the site is stabilized.

**Motion made by Mr. Rogers, seconded by Ms. Maneva, to issue the Certificate of Compliance for 13 Mill Brook Road, DEP #338-0699, with the conditions the site is stabilized and the sewer department is satisfied. Unanimous.**

**Public Hearings:**

**472 Summer Street – Notice of Intent - DEP #338-0716 – Anderson**

**472 Summer Street – Land Disturbance Notice of Intent - DEP #338-048**

After-the-fact New Construction

The Commission opened the public hearing for 472 Summer Street for update purposes only. They have not received revised plans.

Present are Tim McGuire of Goddard Consulting and Rosemary Traini of Rosemary Traini Law Offices representing Brian Anderson of 472 Summer Street for after-the-fact work in the buffer zone and over ½ acre of work without permits.

Mr. McGuire states there have been a couple of site walks with town staff and BETA engineering. This is a single family lot. The driveway for the site was relocated within the buffer zone. Mitigation is shown on the plan for the driveway work within the buffer zone. There is a planting plan to stabilize the slope. We are showing a manhole with 12 stormtech systems.

Mr. McGuire states we have failed to get permission from the Mouhanna's, owners of 480 Summer Street, to survey on their property. Phil Paradis has given us permission to use the town's GIS to design a stormwater plan. With approval from BETA we can resume with the design.

Ms. Gordon states the plan we have is very difficult to read. We need to see existing and proposed work. She states it would be helpful to see pre-existing, proposed and new existing work on the plan. The inlet capacity was mentioned at the last meeting you were present at. If the water cannot get to the system or if the velocity is too high or low, it will not work.

Phil Paradis is present and states the old plan shows there was fill brought in to construct the driveway. The house was built in the area of a depression, which is where the water used to go. This is a very challenging site.

Mr. Rogers states we are looking for mitigation. The applicant needs to fix the problem he has created.

Ms. Gillis of 136 Westfield Street states we have spoken about the fill that was brought on the site. What is the nature of the fill?

Mr. McGuire states if the Commission wants soil information, that can be shown on the plan.

Mr. Rogers states the character of the fill is a very good point.

Mr. Toffolone of 65 Ridge Road states the contours and wetlands are shown on planning board plan, sheet 1 of the plan by Peter Nolan. Sheets 4 and 5 show BVW going onto property.

**Motion made by Ms. Maneva, seconded by Mr. Weston, to continue the hearing for 472 Summer Street to May 26, 2021 at 7:00 pm. Unanimous.**

### **26 Trailside Drive – Request for Determination – Aeschliman**

Demo and replace deck and convert 3 season room to 4 season room

The Commission opened the public hearing and reviewed copies of the Request for Determination for 26 Trailside Drive, including the following:

1. WPA Form 1, submitted by Carolyn Aeschliman, owner of 26 Trailside Drive, Westwood MA 02090, including Seven (7) pages;
2. GIS plan, including two (2) pages;

The applicant, Kevin O'Donnell, contractor is present and states he is requesting a negative Determination to replace the deck in his rear yard. We will be using Helical piers and composite beams. The piers will be installed along the side of the existing footings. Techno metal posts will be used. The machine that is used for the piers is a walk behind machine.

**Motion made by Mr. Sullivan, seconded by Mr. Rogers, to issue a negative Determination #3 for 26 Trailside Drive with the conditions a compost sock is installed prior to start of work, all impervious surfaces are kept clean and no materials are left on site. Unanimous.**

### **198 Farm Lane – Request for Determination – Laslau**

Geothermal Well

The Commission opened the public hearing and reviewed copies of the Request for Determination for 198 Farm Lane, including the following:

1. WPA Form 1, submitted by Cosmin Laslau, owner of 198 Farm Lane, Westwood MA 02090, including four (4) pages;
2. Plan titled "GEOTHERMAL WELL PLAN SETBACKS AND 200' RADIUS FOR 198 FARM LANE, WESTWOOD, MA" dated 3/19/2021, including two (2) pages;

Dan Armstrong of Strong Civil Design is requesting a negative Determination to install a geothermal well at 198 Farm Lane. This is a below surface system within the 200' Riverfront Area. A compost sock is shown on the plan in front of the well. The land disturbance is about 10 feet of pipe to the house. Any excavated material will be taken away.

**Motion made by Mr. Rogers, seconded by Mr. Weston to issue a negative Determination #3 for 198 Farm Lane contingent on Board of Health approval. Unanimous.**

Mr. Sullivan recuses himself from the next hearing and leaves the room.

**235 Burgess Ave. – Notice of Intent - DEP #338-0718 – O’Malia**

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 235 Burgess Ave., including the following:

1. WPA Form 3, submitted by Glossa Engineering, Inc. of 46 East Street, East Walpole, including twenty (20) pages;
2. Plans titled “235 Burgess Ave. Notice of Intent Plan of Land in Westwood, MA” dated January 14, 2021, revised 4/28/21, including one (1) page;

Present is John Glossa of Glossa Engineering, Inc. representing Carol O’Malia, owner. Mr. Glossa states the applicant is proposing the construction of a 24’ x 40’ addition to the existing single family house. This work is within the 100 buffer zone of Boarding Vegetated Wetland and an intermittent stream. All work takes place in an existing lawn area. The structure is 30.9 feet from the wetland line. He states the subdivision was constructed in 1947 which qualifies this project for a 10 foot no disturb buffer. No tree removal is necessary for this work. Access to the rear of the property will be from the right side of the house. A compost sock is shown on the plan. Three (3) wetland boundary markers are shown on the plan. Two (2) dry wells are shown which will recharge one inch of rainfall. All disturbed areas will be replanted and one (1) Red Maple is shown on the plan as mitigation.

**Motion made by Ms. Maneva, seconded by Mr. Weston, to issue an Order of Conditions for 235 Burgess Ave., DEP #338-0718, with the condition any excess fill is to be removed from the site. Unanimous.**

Todd Sullivan joins the meeting.

**73 Dover Road – Notice of Intent - DEP #338-0 – Centola**

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 73 Dover Road, including the following:

1. WPA Form 3, submitted by Colonial Engineering, Inc., of 11 Awl Street, Medway, MA, including twenty (20) pages;
2. Plans titled “Proposed Addition Plan of Land in Westwood, MA.” dated April 3, 2021 including one (1) page;

Present is Paul DeSimone of Colonial Engineering, Inc. representing Joe Centola. Mr. DeSimone states the project consists of a 10’ x 20.4’ addition in the same location of an existing 3 season room. The addition will create 92 sq. ft. of additional impervious. The applicant is proposing the planting of one (1) Maple and one (1) Spruce tree. There will also be native shrubs planted in the front of the addition. An existing compost sock is in place. Run off will be directed to the rear and front lawn.

**Motion made by Mr. Sullivan, seconded by Mr. Weston, to issue an Order of Conditions for 73 Dover Road contingent on the receipt of the DEP file number. Unanimous.**

**36 Woodridge Road – Notice of Intent - DEP #338-0731 – Ifrah**

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 36 Woodridge Road, including the following:

1. WPA Form 3, submitted by Ron and Gal Ifrah, of 36 Woodridge Road, Westwood, MA 02090, including thirteen (13) pages;
2. Plans titled “PLOT PLAN OF LAND WESTWOOD, MA” prepared by David Terenzoni, PLS, 4 Allen Road, Peabody, MA 01960 dated August 22, 2020, last revised December 20, 2020, including one (1) page;

Ms. Catrone states the applicant has not received a DEP file number.

Present is Mr. Ifrah, owner. He states he has updated the plan to show existing patio, proposed patio and area of invasive removal.

The Commission requests details of the infiltration system. They would like to see type and size of the infiltration system and pool filter directed to the system for seasonal drawdown.

**Motion made by Ms. Maneva, seconded by Mr. Rogers to continue the hearing 36 Woodridge Road to May 26, 2021 to allow the applicant to make the above requested changes to the plan. Unanimous.**

Mr. Rogers leaves the meeting.

**42 Mill Street – Notice of Intent - DEP #338-0706 – Delapa**

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 42 Mill Street, including the following:

1. WPA Form 3, submitted by Tim McGuire of Goddard Consultants of 291 Main Street, Suite 8, Northborough, MA 01532, including fifty-eight (58) pages;
2. Plans titled “PROPOSED SITE PLAN OF LAND LOT 2B -MILL STREET WESTWOOD, MASSACHUSETTS” sheets 1-3, dated 11/2/18, including three (3) pages;

Present is Tim McGuire of Goddard Consultants representing Joanne Delapa.

Mr. McGuire shares his screen.

Mr. McGuire states the applicant is requesting an Order of Conditions for the construction of a single family home. We received comments from Brian Donahue of Goldman Engineering. There were comments regarding the wetland line. The wetland line is valid until 12/20/22 under an ORAD. There were comments regarding the floodplain. The floodplain is shown correctly on this plan. Mr. Donahue pointed out that the driveway was shown outside the right-of-way. The plan has been revised to show the driveway in the right-of-way. The Commission asked for more information regarding the directional drilling. This was included in our submittal. We have made some changes to the yard. There is 560 sq. ft. of impact within the 10 foot buffer. Mr. McGuire shares the replication plan. The impacted areas within the 10 foot buffer will be revegetated. We are allowed 11,500 sq. ft (10%) of disturbance within the Riverfront Area. We are disturbing 10,860 sq. ft. We have submitted several alternative analysis reports. We understand this is a complicated plan for a single family home but we have met all of the comments from the consultant and the Commission.

Ms. Maneva asks about the allowable 10% and who decides this amount.

Mr. McGuire explains how the allowable 10% is calculated.

Ms. Maneva states this is really close to the maximum.

Ms. Gordon asks if the staging area will be revegetated.

Mr. McGuire states yes.

Mr. Donahue is present and states there are several comments that have not been addressed. In the original submittal the Riverfront Area is much larger than shown on this plan. He explains that this was approved under an ORAD and ORADs cannot be extended. In 2016 the stream channel extended 150 feet out to what was a pond. There is a beaver dam there now. With the elevations present at the channel, this brings the riverfront area 25 feet closer to the house.

Mr. McGuire states we do have a valid ORAD that approves the lines until 12/22.

Mr. Donahue states that ORAD is only good for three years.

Mr. McGuire states the ORAD was extended to 12/22.

Mr. McGuire shares a FEMA map.

Mr. Donahue states the water in the pictures in my report shows the water higher than Mr. McGuire’s FEMA map. He states there is something wrong here but he is not sure what it is.

Ms. Gordon states we have just received this report. We will need some time to review it.

Mr. Buckley of 41 Mill Brook Road states there is standing water where there was never before. I can’t image any decisions would be made based on data when the area was at its driest point. A lot of information is not shown. This is a volatile and sensitive area.

Mr. McGuire states we are not proposing work within 100 feet of the dam and we are not proposing work that would impact the dam. We understand there is a lot of habitat in the area. We are staying outside these sensitive areas.

Artur Yudzinsky of 44 Mill Street is present and states this is a trespass situation.

Mr. Weston states he has to leave the meeting.

**Motion made by Mr. Weston, seconded by Ms. Maneva, to continue the hearing for 42 Mill Street to May 26, 2021 at 7:00 pm. Unanimous.**

Mr. Weston leaves the meeting before the meeting is adjourned.

**Motion made by Mr. Sullivan, seconded Ms. Maneva, to adjourn the meeting due to lack of quorum.**

