

Town of Westwood
Commonwealth of Massachusetts

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



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CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: May 26, 2021 at 7:00 p.m.

Location: Remote Meeting

7:00 p.m. – Call to Order

Stephen David, acting chair for this meeting, states the Westwood Conservation Commission meeting of **Wednesday May 26, 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/83634881948?pwd=SUZpYkhjUEFzWVUwdDNGOHdlSFpIdz09>

Passcode: 647704

Or Telephone:

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

Webinar ID: 836 3488 1948

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

Mr. David 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, March 24, 2021, April 14, 2021 and May 5, 2021.

Motion made by Ms. Maneva, seconded by Mr. Rogers, to table the minutes to the June 9, 2021 meeting at 7:00 pm. Unanimous.

Action Items:

1. 32 Autumn Drive – DEP #338-0645 – Request for Minor Modification – Present is Christopher DiMicco requesting a Minor Modification to extent the deck stairs and deck out 4'.5" (as shown on sketch plan titled "32 Autumn Drive Westwood, MA" dated October 23, 2019). He explains the stairs are blocking the basement windows. This work is outside the 35-foot buffer.

Motion made by Mr. Rogers, seconded by Ms. Maneva, to approve this request as a Minor Modification. Unanimous

2. 321 Gay Street – DEP #338-0687 – Request for Minor Modification – Present is Kristine Meaney of Site Design Professionals, LLC, requesting a Minor Modification (Modification is shown on the plan titled "NOTICE OF INTENT & BUILDING PLAN 321 GAY STREET IN WESTWOOD, MA" dated April 1, 2019, last revised 4/16/21) on behalf of Gele Kostovski, owner of 321 Gay Street. Ms. Meaney states the applicant would like to construct a new 24' x 20' pool shed adjacent to the previously approve swimming pool. The footprint of the barn and driveway (previously approved) have been reduced. This revised submittal results in a net decrease of impervious surface of 410 sq. ft. Stormwater calculations have been modified but there is no decrease in the recharge volume. Runoff from the pool shed will flow overland into the open drainage basin which provides more than enough storage capacity to provide 1" of recharge off of the pool shed roof.

Mr. Rogers states the commission spent a lot of time on the drainage for this project. The applicant must be sure there is a positive flow on the site.

Motion made by Mr. David, seconded by Mr. Rogers to approve this request as a Minor Modification. Unanimous.

3. 314 Dover Road – DEP #338-0605- Request for Certificate of Compliance – Ms. Catrone state this Order of Conditions was recorded with the incorrect DEP file number.
Mr. David states we can issue the order referencing the correct DEP file number on the Certificate of Compliance.

Motion made by Mr. David, seconded by Ms. Maneva, to amend the Order of Condition, DEP file number, for 314 Dover Road to reflex the correct file number of DEP #338-0605. Unanimous.

Motion made by Mr. David, seconded by Ms. Maneva, to issue a Certificate of Compliance for 314 Dover Road referencing the correct DEP file number of #338-605. Unanimous.

Public Hearings:

472 Summer Street – Notice of Intent - DEP #338-0716 – Anderson – continued from 5/5/21

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

After-the-fact New Construction

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 472 Summer Street including the following:

1. Peer review update from BETA Group dated May 24, 2021, including six (6) pages;
2. Response to peer review comments from Spruhan Engineering of 80 Jewet Street, Newton, MA, dated May 11, 2021, including five (5) pages;
3. Plan titled “472 Summer Street Westwood, Massachusetts, Stormwater Management Plan”, dated 3/18/21, last revised 5/10/21 by Spruhan Engineering of 80 Jewet Street, Newton, MA dated May 11, 2021, including three (3) pages;
4. WPA Form 3, submitted by Goddard Consulting of 291 Main Street, Suite 8, Northborough, MA 01532, including thirty-four (34) pages;
5. Plan titled “Buffer Zone Stabilization Plan 472 Summer St. – Westwood, MA submitted by Goddard Consulting of 291 Main Street, Suite 8, Northborough, MA 01532, including one (1) page;

Present is Edmund Spruhan of Spruhan Engineering, Tim McGuire of Goddard Consulting and Phil Paradis, of BETA Engineering, acting Town Engineer. The applicant is requesting an after the fact approval of new construction at 472 Summer Street.

Mr. McGuire states BETA has reviewed the project and signed off. Despite several unsuccessful attempts to get the owners of 480 Summer Street involved, we have decided to move forward.

Mr. Spruhan states we have added 3 catch basins and 2 infiltration systems to the plan. There is a concern because the property at 480 Summer Street sits higher. BETA requested that we increase the water shed. We have to let water from the neighboring property onto 472 Summer Street and recharge it. The portion of the sport court, which was constructed off the property, will be removed and replanted. We increased the size of the pipes to 8” along the retaining wall. The wall will help divert the water and slow it down.

Mr. Rogers suggests putting stone in the swale along the retaining wall. He states he is less than clear about how the project meets the performance standards regarding the hydrology, wild life habitat, control of invasive plants, etc.

Mr. McGuire states the steep slope makes the wetland line very clear. We have proposed substantial buffer zone stabilization on the slope.

Ms. Maneva states sometimes trees take longer to establish on a steep slope. She suggests 2 years of monitoring as a condition.

Joseph Toffoloni of 65 Ridge Road is present and states, at the last meeting the Commission had questions about the site prior to this work. Looking at the prior plans the wetland is shown on the south side of the property.

Mr. Spruhan states all plans are based on existing conditions. The line has recently been delineated by Goddard Consulting.

Mr. Paradis states he would like to see access to the catch basin near the plantings. This is necessary for maintenance.

Mr. Toffoloni states he has questions about the quality of the fill.

Mr. David states this is not in our jurisdiction but your points are well taken. We need to move forward to prevent any damage to the wetland.

Julie Gillis asks about the integrity of the fill.

Mr. David suggests a condition be added to the Order requiring the applicant's engineer monitor the site during construction and report any concerns with contaminated fill.

Mr. Rogers asks that a compost sock be used during this construction.

Scottie Cochran is present and asks if the owner will take responsibility for damage on her property.

Rosemary Traini, attorney representing the owner of 472 Summer Street, states Mr. Anderson has indicated he will have his landscaper address this problem.

Motion made by Mr. David, seconded by Mr. Rogers, to issue a standard Order of Conditions for 472 Summer Street, DEP #338-0716, with discussed conditions and with the additional condition that if any problems are discovered during construction the applicant will return to the Commission to discuss resolutions. Unanimous.

42 Mill Street – Notice of Intent - DEP #338-0706 – Delapa – Ms. Catrone states the applicant has requested a continuance to the June 9, 2021 meeting at 7:00 pm.

Motion made by Mr. Rogers, seconded by Mr. Sullivan to continue the hearing for 42 Mill Street, DEP #338-0706, to June 9, 2021 at 7:00 pm. at the request of the applicant. Unanimous.

36 Woodridge Road – Notice of Intent - DEP #338-0731 – Ifrah – continued from 5/5/21

Ms. Catrone states this hearing was continued from the 5/5/21 meeting so the applicant could find out what type of infiltration system was proposed and have calculations done by the engineer.

Mr. Ifrah states it will be a three chamber system. The calculations and new plan have been uploaded to Viewpermit.

Motion made by Mr. David, seconded by Mr. Rogers to issue a standard order of conditions for 36 Woodridge Road, DEP #338-0731, with the condition that invasive plants be removed. Unanimous.

76 Pine Lane – Request for Determination – Cantley

Deck replacement

The Commission opened the public hearing and reviewed copies of the Request for Determination for 76 Pine Lane, including the following:

1. WPA Form 1, submitted by Sarah and William Cantley, owner of 76 Pine Lane, Westwood MA 02090, including seven (7) pages;

2. Plan titled "PLOT PLAN FOR BUILDING PERMIT" dated March 24, 2021, including one (1) page;

The applicants, Sara and William Cantley are present and state they are requesting a negative Determination of Applicability to replace the deck with a lower deck and removing the patio, in their rear yard.

Motion made Mr. Sullivan, seconded by Mr. Rogers to issue a negative determination #3 for 76 Pine Lane with the condition a compost sock is installed along the property line prior to start of work. Unanimous.

154 Dartmouth Street, 200 Dover Road, 346A University Ave, 34 Yale Street and 46 Dartmouth Street - Request for Determination(RDA) – Dedham/Westwood Water

Well redevelopment and cleaning

The Commission opened the public hearing and reviewed copies of the Request for Determination for 154 Dartmouth Street, 200 Dover Road, 346A University Ave, 34 Yale Street and 46 Dartmouth Street, including the following:

1. WPA Form 1, submitted by Amanda Houle of Tighe & Bond, Inc. of 4 Barlows Landing Road, Unit #15 Pocasset, MA 02559, MA 02090, including twenty-seven (27) pages;

2. Plan – "Attachment B Figures", "Figure 1 Site Location Map", "Figure 2 Priority Resource Map", "Figure 3 Aerial Photograph", including three (3) pages;

Amanda Houle of Tighe & Bond is present representing the Dedham Westwood Water District. The applicant is requesting a negative determination for well redevelopment, cleaning and repairs to the wells at 154 Dartmouth Street, 200 Dover Road, 346A University Ave, 34 Yale Street and 46 Dartmouth Street. This work was approved

in March of 2018. The work was not done and the determination has expired. This work is exempt under the Wetland Protection Act. We are filing only under the Westwood Wetland Bylaw.

Motion made Mr. Sullivan, seconded by Mr. Rogers to issue a negative determination #3 with the condition a compost sock be installed if excavation is required in any sensitive areas. Unanimous.

10 Orchard Circle – Notice of Intent - DEP #338-0 – Redlener

In-ground pool

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 10 Orchard Circle, including the following:

1. WPA Form 3, submitted by Jenna Redlener, owner of 10 Orchard Circle, Westwood, MA 02090, including eight (8) pages;
2. Plans titled “PROPOSED POOL PLAN LOCATED AT 10 ORCHARD CIRCLE WESTWOOD, MA” dated 4/28/21, including one (1) page;

The applicants, Raouf Manbary and Jenna Redlener are present and state they are requesting an Order of Conditions for an in-ground pool.

Mr. David asks if the applicant has done test pits. The applicants respond no.

Mr. Rogers states it would be prudent to determine where the water table is prior to installing the pool.

Motion made by Mr. Sullivan, seconded by Mr. Rogers, to continue this hearing to June 9, 2021 to allow the applicant to do soil testing and add infiltration to the plan. Unanimous.

229 High – Land Disturbance Notice of Intent - DEP #338-057

New Construction

The Commission opened the public hearing and reviewed copies of the Stormwater Notice of Intent for 229 High Street, including the following:

1. Applicant titled “Stormwater Management Application for 229 High Street” dated April 7, 2021, Submitting by Munden Engineering of 83 Morse Street, Norwood, MA;
2. Plans titled “229 HIGH STREET RESIDENCE WESTWOOD, MA” sheets 1 – 6, dated 4/6/21 by Munden Engineering of P.O. Box 286 Canton MA 02021, including six (6) pages;

Present is Punan Mutha, owner requesting a Land Disturbance Permit for new construction.

The Commission agrees they would like to see a completed review by BETA prior to discussing this project.

Motion made by Mr. Sullivan, seconded by Mr. Rogers to continue this hearing to allow BETA Engineering do a peer review for this project. Unanimous.

Motion made by Mr. Sullivan, seconded by Mr. Rogers to have all Land Disturbance Notice of Intents, going forward, reviewed by BETA Engineering. Unanimous.

Discussion Items:

1. Stormwater Regulation Changes – tabled to June 9, 2021
2. Commissioners’ observations around town and next scheduled site visits
3. Current significant projects
4. Reserved for topics not reasonably anticipated to be discussed
5. Actively make buyers, property owners and realtors aware of WPA, wetland ordinance and stormwater ordinance
6. Brief Select Board on Concom and need for Conservation Land Management Plan

There was no discussion on the discussion items.

Upcoming Meeting: 6/9/2021 REMOTE PARTICIPATION

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

Note: Agenda items and order subject to change