

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: September 8, 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, September 8, 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. He states this meeting is being recorded.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89840830344?pwd=OGlaVHRHSThPWThKT2FISzhTZVROQT09>

Passcode: 160239

Or Telephone:

833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 898 4083 0344

Action Items:

1. Request for Extension – DEP #338-0641- 80 Carby Street – Aquatic Pond Maintenance – Ms. Catrone explains this request is to continue aquatic pond maintenance for growth of nuisance aquatic plants Milfoil, Waterlily and algae at Noannet and Storrow Ponds with chemical treatment.
Motion made by Mr. Rogers, seconded by Mr. Sullivan to Extend Order of Conditions DEP #338-0641, for one year. Unanimous.
2. Request for Extension – DEP #338-0624 –401 Sandy Valley Road – Ms. Catrone explains that as part of the approved Order of Conditions, the applicant requested to run the electrical lines underground. The applicant is currently waiting for approval from Eversource to do this work.
Motion made by Mr. Rogers, seconded by Mr. Sullivan, to Extend Order of Conditions DEP #338-0641 for one year. Unanimous.
3. Request for Cert. of Compliance – DEP #338-0669 – 906 Gay Street – Ms. Catrone states the applicant filed for a Certificate of Compliance last year but the lawn was not stabilized and there was debris in the rear yard. The lawn is now stabilized and debris removed from the site.
Motion made by Mr. David, seconded by Mr. Sullivan, to issue a Complete Certificate of Compliance for DEP file #338-0669. Unanimous.
4. Request for minor modification – DEP #338-0688 – 169 Mill Street – Present is Mark Musacchio, owner of 169 Mill Street. Mr. Musacchio states he is asking for a minor modification to remove a retaining wall, bring landscape to original layout and lower the infiltration system to create a level yard. He states he thought this would be a good idea when we filed the Notice of Intent but it resulted in what we feel to be a safety issue for his 3 small children.
Ms. Maneva states she would like to see this proposed change shown on a plan.
Motion made by Mr. Rogers, seconded by Ms. Maneva, to continue 10/13/21 to allow the applicant to show the requested modification on a plan. Unanimous.
5. Request for Certificate of Compliance – DEP #338-0629 – East Street Rotary – The project is complete. Todd Krochin, DPW, is satisfied with the work.
Motion made by Mr. David, seconded by Mr. Rogers, to issue a Complete Certificate of Compliance for DEP file #338-0629. Unanimous.

Approval of Minutes: Consideration of Minutes for Meeting of May 13, 2020, June 10, 2020, June 24, 2020, July 8, 2020, December 9, 2020, January 13, 2021, January 27, 2021, February 24, 2021, March 10, 202, May 5, 2021, and June 23, 2021.

Tabled to 10/13/21.

Public Hearings:

215 Clapboardtree Street – Notice of Intent – DEP #338-0724 - 215 Clapboardtree Street - Town of Westwood

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 215 Clapboardtree Street for the pump station and force Main improvements, including the following:

1. WPA Form 3 – Notice of Intent, submitted by Environmental Partners of 1900 Crown Colony Drive, Suite 402, Quincy, MA, 02169, MA, including seventy (70) pages;
2. Plan titled “CLAPBOARDTREE STREET SEWER PUMP STATION AND FORCE MAIN IMPROVEMENTS” dated August 2021 (JOB NO. 209-2008 for permitting) including five (5) sheets.

Present is Jon Hittie, Ben Megin and Ryan Paul of Environmental Partners representing the Town of Westwood. Mr. Hittie states the Town of Westwood is proposing pump station and force main improvement to the existing infrastructure because it is old and at the end of its useful life and the force main is undersized.

Mr. Paul states we will be following the alinement of the existing main. We are installing sewer. One exit and entry will be used during the project. A yard hydrant will be installed on site. No work will occur within the 10-foot buffer zone. Erosion control and silt sacks will be installed prior to start of work. There will be no stock piling on the site. Site conditions will be restored.

Ms. Catrone asks that the compost sock not be staked as shown in the detail.

Mr. Paul states the force main will be down 5 feet. If less than 5 feet it will be insulated.

Mr. Rogers suggests an egress pad to the left of the existing driveway. He states that stone tends to work best.

Mr. Paul states the road will be cleaned every day.

Mary Jason, abutter, asks if the easement will be disturbed.

Mr. Ryan states no.

Motion made by Mr. Rogers, seconded by Mr. Sullivan to continue the hearing to October 13, 2021 to allow the applicant to make requested changes to the plan. Unanimous.

42 Mill Street – Notice of Intent - DEP #338-0706 – Delapa – continued from 7/28/21

Ms. Catrone states the applicant has requested another continuance to October 13, 2021.

Motion made by Mr. Rogers, seconded by Mr. Sullivan, to continue the hearing for 42 Mill Street to October 13, 2021 at 7:00 pm at the request of the applicant. Unanimous.

100 High Street – Notice of Intent –DEP #338-0723 - Westwood Pavilion – continued from 7/28/21

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 100 High Street for an additional parking area in the rear of the building, including the following:

1. WPA Form 3 – Notice of Intent, submitted by Mark Beaudry of Meridian Associates, Inc. of 500 Cummings Center, Suite 5950, Beverly, MA 01915, including thirty-three (33) pages;
2. Plan titled “100 HIGH STREET PROPOSED PARKING LOT IMPROVEMENTS”, sheets 1 – 4 and 1 of 1 dated 7/15/21 including five (5) sheets;

Present is Mark Beaudry of Meridian Associates representing Westwood Pavilion.

Mr. Beaudry states the owner of 100 High Street is having a problem with a shortage of parking and would like to add an additional parking area in the rear of the property. He is currently leasing parking from Meditech and would like to have his employees parking on his property. This hearing was continued from 7/28/21 because a DEP file number had not been issued. He states the Planning Board requested an additional stormwater basin to collect water from the existing roof with a condition that town staff witness the test pits. They have asked that we transplant the trees that must be removed and add screening trees.

Ms. Maneva states transplanting trees can be difficult. They should be monitored for 2 years.

Motion made by Mr. David, seconded by Ms. Maneva, to issue an Order of conditions with the conditions the test pits be witnessed by town staff, the transplanted trees be monitored for 2 years and screening trees be planted per the Planning Board. Unanimous.

290 Summer Street – Notice of Intent - DEP #338-0721 – Sora Realty – continued from 7/28/21

Ms. Catrone states the applicant has requested another continuance to October 13, 2021.

Motion made by Mr. Rogers, seconded by Mr. Sullivan, to continue the hearing for 290 Summer Street to October 13, 2021 at 7:00 pm at the request of the applicant. Unanimous.

710 and 722 High Street – Stormwater Notice of Intent - SMP #0? – Global Montello Group Corp

The Commission opened the public hearing and reviewed copies of the Stormwater Notice of Intent for 710 and 722 High Street for proposed convenience store and fueling station improvements, including the following:

1. Stormwater Notice of Intent, narrative and stormwater calculations submitted by Professional Services Corporation, PC of 10 Lincoln Road, Suite 201, Foxboro, MA 02035-1387, including one hundred thirty-two (132) pages;
2. Plan titled “PROPOSED SITE PLAN DOCUMENTS PROPOSED CONVINIENCE STORE AND FUELING STATION IMPROVEMENTS”, sheets C-101 – C-102, C-201, C-301, C-401, C-501, C-601 – C-602, C-701 – C-702, C-904, drawing number RL-6532-S1-R3 (2 sheets), “BOUNDARY & TOPOGRAPHIC SURVEY, sheets 1-3, including sixteen (16) sheets;

Present is Paula Devereaux representing Global Mobil and Gulf Station. She states the applicant would like to tear down the pumps and station at the Gulf station and merge to existing Mobil Station which will become All Town. They will be removing one curb cut which was approved by the Planning and Zoning Boards.

Also present, Zack Poisson of Bohler Engineering states we will be extending the Mobil building about 1700 sq. ft. A drainage system is proposed on site. There will be 2 water quality systems for pretreatment. Roof runoff will go directly to infiltration. There will be spill containment valves. If there is a spill the valve can close system.

Charging stations are proposed.

Mr. David states there should be a condition that High Street is kept clean throughout the duration of the project.

Mr. Poisson shows a cross section of the containment system and explains how it works.

Ms. Maneva and Mr. Rogers state they would like to see more plantings.

Mr. Zakha, next door abutter, states he does not want trees to block his sign.

The Commission inquires about digging up the existing tanks.

Mr. David states this is a highly regulated area of the law.

Mr. Zakha asks if there was a spill would he be notified.

Mr. David states yes.

Ms. Maneva states the planting plan is cheap. Everything is low.

Motion made by Mr. Rogers, seconded by Mr. Sullivan to continue the hearing for 710 and 722 High Street to allow the applicant to come up with a better planting plan. Unanimous.

138 Carroll Avenue – Notice of Intent – DEP #338-0727 – Basak

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 138 Carroll 100 High Street for an additional parking area in the rear of the building, including the following:

1. WPA Form 3 – Notice of Intent, submitted by Christopher Kirby of CM Kirby Engineering PLLC, P.O. Box 291, Norwood, MA 02062, including thirteen (13) pages;
2. Plan titled “138 CARROLL AVENUE WESTWOOD, MA 02090 SITE PLAN” sheets SP1 and SP2, dated 8/16/21 including two (2) sheets;

Present is Christopher Kirby of CM Kirby Engineering representing Indranil Basak, owner of 138 Carroll Ave.

Mr. Kirby states the owner would like to construct an 18’ x 23’ addition and 8’ x 20’ deck on the rear of the home also with a covered 4’ x 8’ front porch. The basement slab will match the existing basement. This will be a full basement.

Mr. Sullivan states the cultex units should be pushed away from the construction and the sump pump should be tied into the infiltration system.

Mr. David reads a letter sent by Robert Field of 158 Carroll Avenue which states he is opposed to the project because of flooding concerns.

Mr. David requests that Mr. Kirby do a test pit before the next meeting.

Motion made by Mr. Sullivan, seconded by Ms. Maneva, to continue this hearing to October 13, 2021 at 7:00 pm to allow the applicant to provide the commission with test pit information. Unanimous.

Discussion Items:

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

There was no discussion regarding the Discussion Items.

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

Upcoming Meeting: 9/21/2021 REMOTE PARTICIPATION

Note: Agenda items and order subject to change