

**Town of Westwood**  
Commonwealth of Massachusetts

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



Karon Skinner Catrone, Conservation Agent  
[kskatrone@townhall.westwood.ma.us](mailto:kskatrone@townhall.westwood.ma.us)  
(781) 251-2580

**CONSERVATION COMMISSION**

**Minutes: Conservation Commission Meeting Date:  
Wednesday, October 13, 2021  
Remote Meeting**

**7:00 p.m. - Call to Order**

The Westwood Conservation Commission meeting of Wednesday October 13, 2021, 2021 at 7:00 PM. 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/86845385878?pwd=Z0VQU29qV3FGaE1maUduNE8xbnJKdz09>

Passcode: 533935

Or Telephone:

877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 868 4538 5878

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

Mr. David announces this meeting is being recorded.

**Action Items:**

1. Request for Minor Modification – DEP #338-0624 –401 Sandy Valley Road – Present is Joyce Hastings of GLM Engineering Consultants, Inc. representing Ralph Jaeger, owner of 401 Sandy Valley Road. Ms. Hastings states the owner is requesting a minor modification to install underground electric, install a gate at the Sandy Valley Road end of the driveway, make a portion of driveway a turn around, pave a portion of the driveway and add a stone infiltration trench along the limit of newly paved driveway. Mr. Weston feels this may be too much work to be done under a minor modification. After some discussion the commission agrees to allow this work under a minor modification but the Conservation Agent must inspect the work in the spring to see that there is no impact to wetlands in association with this project.  
**Motion made by Mr. Rogers, seconded by Ms. Maneva to approve the request for minor modification with the condition the Conservation Agent inspect the work in the spring to ensure the infiltration trench is functioning properly. Unanimous.**
2. Request for Minor Modification – DEP #338-0688 – 169 Mill Street – The applicant is not present.
3. Request for Certificate of Compliance – DEP #338-406 – 105 Beechnut Road – Ms. Catrone states there are several deviations from the approved plan.  
The Commission agrees a request for minor modification must be submitted and approved prior to issuance of a Certificate of Compliance.

**Approval of Minutes:** Consideration of Minutes for Meeting of May 13, 2020, June 10, 2020, June 24, 2020, July 8, 2020, December 9, 2020

**Public Hearings:**

**790 Gay Street – Notice of Intent – Town of Westwood**

Ms. Catrone states the applicant has requested a continuance to December 8, 2021 at 7:00 pm. to allow the applicant to do test pits at the site.

**Motion made by Mr. Rogers, seconded by Ms. Maneva, to continue the hearing to December 8, 2021 at 7:00 at the request of the applicant. Unanimous.**

**215 Clapboardtree Street – Notice of Intent – DEP #338-0724 - Town of Westwood** – continued from 9/8/21  
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 September 2021, revised September 17, 2021 (Contract # DPW-21-C-021) including five (5) sheets;

Present is Ben Manger representing the Town of Westwood Department of Public Works.

Mr. Manger states the town is requesting an Order of Conditions for pump station and force main improvements at the 215 Clapboardtree Street pump station. At the 9/8/21 meeting the Commission requested a construction apron be added to the plan. A 5-foot deep, 3” stone construction entrance pad has been added to the plan.

**Motion made by Mr. David, seconded by Mr. Rogers to issue a standard Order of Conditions for 215 Clapboardtree Street. Unanimous.**

Mr. David recuses himself from the next hearing.

Mr. Rogers chairs the meeting.

**42 Mill Street – Notice of Intent - DEP #338-0706 – Delapa** – continued from 9/8/21

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

1. Notice of Intent Lot 2B Mill St., Westwood, MA (Map: 28, Parcel: 13, DEP File #338-0706), dated June 18, 2020, revised: October 8, 2021 including twenty-four (24) pages;
2. Plan titled “PROPOSED SITE PLAN OF LAND LOT 2B – MILL STREET WESTWOOD, MASSACHUSETTS”, sheets 1 - 3, dated Nov. 2, 2018, revised 7/3/21, including three (3) sheets;

Present is Tim McGuire representing Joanne Delapa (Delapa Realty Trust) for the construction of a single family home, paving of a driveway and construction of associated structures on the property known as 2B Mill Street in Westwood.

Mr. McGuire states the plans have been revised. Two staging pits have been removed because they are no longer required. We understand that there were differences between our company and the peer review consultant.

Ms. Maneva states the differences with the peer review consultant is a major concern. She states she also has concerns with the condition of the dam on the property and that these issues are not being addressed.

Mr. Buckley of 41 Mill Brook Road states he has standing water for weeks on the side of his property.

Artur Yudzinsky of 44 Mill Street states all of the neighbors are flooding and their properties are higher than this property.

There is some discussion on denying the project.

Mr. McGuire states if the project is going to be denied he will ask the commission if they will continue the bylaw section of the Notice of Intent for six (6) months.

Ms. Catrone recommends the Commission not break up the state and bylaw portion of the Notice of Intent.

**Motion made by Mr. Rogers, seconded by Mr. Sullivan to continue the hearing to October 27, 2021 at 7:00 pm. to allow Ms. Catrone to get a recommendation from Town Counsel on continuing the bylaw portion of the Notice of Intent. Unanimous.**

Mr. David rejoins the meeting as the chair.

**290 and 298 Summer Street – Notice of Intent - DEP #338-0721 – Sora Realty** – continued from 9/8/21

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 290 and 298 Summer Street for proposed construction of two single- family dwellings, including the following:

1. WPA Form 3 – Notice of Intent, submitted by Daniel Merriken of Legacy Engineering, LLC, 730 Main Street, Suite 2C, Millis, MA 02054, including thirteen (13) pages;
2. Plan titled “290 SUMMER STREET SITE PLAN OF LAND IN WESTWOOD, MA” dated 6/23/21, “298 SUMMER STREET SITE PLAN OF LAND IN WESTWOOD, MA” dated 6/23/21 and “290 & 298 SUMMER STREETSITE PLAN OF LAND IN WESTWOOD, MA” dated 6/23/21, including three (3) sheets;

Present is Daniel Merriken representing Domenic Esposito, owner of the properties.

Mr. Merriken states the owner is proposing the construction of two (2) single-family homes. He has provided a drainage reports which shows they are reducing the rate and volume of runoff. There was originally three (3) lots but the owner decided to create only two (2) lots. There are currently slopes in the front of the lots. Fill and retaining walls will be required as shown on the plan.

The Commission agrees they would like to see language in the Order of Conditions stating these yards cannot be expanded.

**Motion made by Mr. Rogers, seconded by Mr. Sullivan to continue this hearing to October 27, 2021 to allow the applicant to submit an invasive plant removal plan and a landscape plan. Unanimous.**

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

continued from 9/8/21

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, dated 9/16/2020 last revised 10/6/21, including sixteen (16) sheets;

Present is Paula Devereaux, Ryan Lawlor, Kevin Doyle and Zack Poisson representing the owner of Global Mobil and Gulf Station.

Zack Poisson states we have increased the number of shrubs along the walkway. We tried to layer the landscape and add color.

Ms. Catrone states there are still only two (2) new trees shown on the plan.

Ms. Maneva asks why the shrubs are all short or dwarf. You are only meeting minimum requirements. She requests that an Oak leaf Hydrangea be added to the plan and that the shrubs size should be shown as gallons.

Mr. David states if Ms. Maneva is satisfied we can move forward.

**Motion made by Mr. Sullivan, seconded by Mr. Rogers, to issue an Order of Conditions contingent on a revised plan showing shrub sizes in gallons and Oak leaf Hydrangea added to the plan. Unanimous.**

**138 Carroll Avenue – Notice of Intent - DEP #338-0727 – Basak -** continued from 9/8/21

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 138 Carroll Ave. The applicant is proposing an addition in the rear of the existing single-family home, 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 last revised 9/28/21, including two (2) sheets;

Present is Christopher Kirby of KM Kirby Engineering, PLLC representing Indranil Basak, owner of 138 Carroll Ave. Mr. Kirby states at the last hearing the Commission requested the cultex system be moved further from the house, the compost sock be extended and a construction apron be added. These changes are now shown on the plan. We have also received our DEP number.

The Commission requests that the applicant continue to manage the invasive plants on the site.

**Motion made by Mr. David, seconded by Mr. Sullivan, that an Order of Conditions be issued with a Condition to manage the invasive plants for two (2) years. Unanimous.**

**20 Juniper Ridge Road – Notice of Intent – DEP #338-0726 - Hellman** – continued from 9/21/21

The Commission opened the hearing and reviewed copies of the Notice of Intent for 20 Juniper Ridge Road, including the following:

1. Notice of Intent submitted by Craig Cygawnoski of RIM Engineering of 12 Pratt Street, Mansfield, MA 02048, including fourteen (14) pages;
2. Plan – titled “PROPOSED HOUSE ADDITION PLAN AT 20 JUNIPER RIDGE ROAD IN WESTWOOD, MA, stamped by Craig Cygawmpsi, dated August 30, 2021 last revised October 4, 2021, including one (1) sheet;

Present is David Hellman, owner of 20 Juniper Ridge Road. Mr. Hellman states he is proposing an addition on the west side of the existing house and a 6-foot expansion of the driveway, with a paver walkway access off the

driveway to the rear of the addition. The runoff from the existing roof and new roof is directed to a cultex system in the rear yard.

David Oberlander of RIM Engineering states, as requested at the last meeting, we extended the compost sock, provided an invasive plant management plan and added new trees to the plan.

**Motion made by Mr. Sullivan, seconded by Mr. David, to issue an Order of Conditions with a condition to manage the invasive plants for two (2) years. 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

**Upcoming Meeting:** 10/27/2021 REMOTE PARTICIPATION

**Note:** Agenda items and order subject to change.