



Grace Weller, Chair
Michael Walsh, Vice Chair
Debra Odeh
Elias Fares
Todd Sullivan
Vesna Maneva
Stephen Harte
R.J. Sheer - Associate

CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: June 26, 2024 at 7:00 p.m.
Location: Champagne Meeting Room, 50 Carby Street, Westwood, MA

7:00 p.m. Call to Order

The Conservation Commission meeting of June 26, 2024 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street, with the following members present: Grace Weller, Elias Fares, Michael Walsh, Vesna Maneva, Debra Odeh and Stephen Harte. Member Todd Sullivan and associate member R.J. Sheer are absent. Also present is Karon Skinner Catrone, Conservation Agent.

Ms. Weller announces the meeting is being recorded.

- Approval of minutes – April 17, 2024, April 24, 2024 and June 12, 2024
Minutes will be discussed at the end of the meeting.

Ms. Catrone states 18 Hedgerow Lane and 220 Fox Hill Street are on the agenda later in the meeting but will be continued. BETA has not completed the review for 18 Hedgerow Lane and the review for 220 Fox Hill Street was completed this morning. This hearing should be continued to allow the Commission time to review the application.

Motion made by Mr. Walsh, seconded by Ms. Odeh, to continue the hearing for 18 Hedgerow Lane to July 10, 2024 at 7:00 pm at 50 Carby Street. Unanimous.

Motion made by Mr. Walsh, seconded by Ms. Odeh, to continue the hearing for 220 Fox Hill Street to July 10, 2024 at 7:00 pm at 50 Carby Street. Unanimous.

Action items:

1. 18 Trailside Drive – DEP #338-0764 – Request for Minor Modification – Tree removal

Ms. Catrone states at the 6/12/24 meeting the Commission requested the applicant provide a plan showing the trees to be removed. This plan has not been received.

Motion made by Mr. Walsh, seconded by Ms. Odeh, to continue the Action Item for 18 Trailside Drive to July 10, 2024 at 7:00 pm at 50 Carby Street. Unanimous.

2. 748 Gay Street – DEP #338-0732 – Request for Certificate of Compliance

Ms. Catrone states she inspected the site on 6/25/24 and found the following:

markers have been installed at the 35-foot buffer zone, disturbed areas have been stabilized, a trench and catch basin have been installed to collect driveway runoff, eight (8) native trees have been planted and are in good health. The infiltration system was inspected at the time of installation. There is an old silt fence on the site that should be removed.

John Glossa of Glossa Engineering is present and states the as-built plan is the same as the approved plan. He explains there is an easement for the abutter's driveway on this property. Runoff from this property is directed to a catch basin in the easement to capture water from the upper portion of the driveway and front lawn at 748 Gay Street. The lower portion of the driveway is sloped toward a trench on the side of the driveway.

Motion made by Mr. Walsh, seconded by Ms. Odeh, to issue a Complete Certificate of Compliance for 748 Gay Street, DEP #338-732. Unanimous.

3. 298 Summer Street – DEP #338-0721 - Discussion on tree removal

Ms. Catrone states the Commission requested the engineer attend tonight's meeting to discuss tree removal at 298 Summer Street.

Present is Daniel Merrikin of Legacy Engineering, LLC. Mr. Merrikin states there was an Order of Conditions issued in November of 2021. A minor modification was requested in May of 2024 to reduce the footprint of the house. The Order of Conditions required plantings around the limit of work and additional plantings were added around the house.

Ms. Odeh asks what the front setback is for this lot.

Mr. Merrikin states it is 40 feet. The plan shows the house at 41 feet. He states the lot is approximately 2.5 acres. We are only proposing work on ½ an acre.

Ms. Odeh asks how many trees are being removed.

Mr. Merrikin states he is not sure. He states the lot is not heavily wooded.

Ms. Odeh states she is very familiar with this area and believes it to be heavily wooded. The trees also border Summer Street, creating a tree canopy that is desirable for this scenic road and keeping the pavement cool when it is hot. These mature trees should not be cut down.

Mr. Merrikin states prior to clearing he will stake out the limit of work and do a site walk with Ms. Catrone to see if any trees can be saved.

Ms. Maneva states the proposed Paper Birch trees should be changed to Gray Birch trees.

Ms. Odeh asks how much of this area needs to be cleared.

Mr. Merrikin states 80% of the half acre area needs to be cleared for the house. We may be able to save some trees on the left side of the area to be cleared.

Motion made by Mr. Walsh, seconded Ms. Odeh, to issue a letter to the homeowner stating they must walk the perimeter of the construction area with the conservation agent, prior to construction, to determine if any of the mature trees can be saved. Ms. Weller, Mr. Walsh, Ms. Odeh, Mr. Fares and Ms. Maneva vote in favor. Mr. Harte abstains. Vote passes.

Public Hearings:

36 Kingswood Road – Request for Determination – O’Connor

Additions and patio reconstruction

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability (RDA) for 36 Kingswood Road, including the following:

1. DEP form 1 Request for Determination of Applicability submitted by Debbie Anderson, 45 Willow Street, Norwood, MA 02062, including fifteen (15) pages;
2. Plan – CERTIFIED PLOT PLAN LOCATED AT 36 KINGSWOOD ROAD ASSESSORS PARCEL #20/003 WESTWOOD, MA, drawn by Christopher Charlton of Continental Land Survey of 105 Beaver Street, Franklin, MA, including one (1) page;

Present are Debbie Anderson, Wetland Consultant, and Danny O’Connor, owner.

Ms. Anderson states the proposed project includes several additions to the existing single-family house including a second story addition, an addition off the rear of the house and the addition of a porch to the front of the house. The existing patio will be re-constructed in the same location it is currently and the shed is to remain. The Applicant is proposing to infiltrate roof runoff into a drywell. Erosion controls will be installed at the limit-of-work which is outside the 50-foot buffer from the delineated Bordering Vegetated Wetlands located at the rear of the property.

The Commission asks if there will be any tree removal.

Mr. O’Connor states the tree in the front of the property will be removed but it is outside the Commission’s jurisdiction and there is a tree (which he believes is also outside the Commission’s jurisdiction) on the side property line that will need to be pruned or removed.

Motion made by Mr. Walsh, seconded by Ms. Maneva, to issue a Negative Determination of Applicability #3 for 36 Kingswood Road with the condition the applicant and Ms. Catrone meet at the site to determine if the tree is within the Commission’s jurisdiction. If the tree is within the Commission’s jurisdiction and it is to be removed the owner must plant one (1) native tree to replace the removed tree. Unanimous.

789 Clapboardtree Street – Request for Determination – SNARC – continued from 6/12/24

Driveway expansion and drainage improvements

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability (RDA) for 789 Clapboardtree Street, including the following:

1. DEP form 1 Request for Determination of Applicability submitted by John Glossa of Glossa Engineering, Inc., of 46 East Street, East Walpole, MA, including eleven (11) pages;
2. Plan – “789 CLAPBOARDTREE STREET PARKING IMPROVEMENTS PLAN OF LAND IN

WESTWOOD, MA” dated May 21, 2024, revised June 13, 2024, submitted by Glossa Engineering, Inc., including one (1) page;

Present is John Glossa of Glossa Engineering, Inc.

Mr. Glossa explains the applicant has applied for a Request for Determination of Applicability to extend the southernly edge of the parking lot three (3) feet, the entire length, reconfigure the parking lot and drainage, and repave the parking lot.

At the June 12, 2024 meeting Mr. Glossa stated he would move the proposed parking lot expansion to the other side of the parking lot. This change has been made to the plan. The applicant is required to file an application for an Environmental Impact and Design Review with the Planning Board. The applicant is scheduled to be heard by the Planning Board on July 16, 2024.

Mr. Glossa states there are paved water ways which is a problem because solids are not removed. The applicant is proposing a catch basin with a Snout which will remove solids. There are odd shaped islands which we are proposing to remove to increase the number of parking spaces for parties and events. Six (6) trees will need to be removed. These trees are in the islands.

Twelve trees will be planted around the perimeter of the parking lot.

Nora Loughnane, director of the Community and Economic Development Dept. is present and states the Planning Board will address the removal of the trees from the parking lot.

Mr. Glossa states the Planning Board will request an Operation and Maintenance plan.

Motion made by Mr. Walsh, seconded by Mr. Fares, to issue a Negative Determination #3 with the Condition that if the plan, as presented to the Commission is changed by the Planning Board, the applicant must return to the Commission with a Request for a Minor Modification. Ms. Weller, Ms. Odeh, Mr. Fares, Mr. Walsh and Mr. Harte vote in favor. Ms. Maneva abstains. Vote passes.

480 Dover Road - Notice of Intent - DEP #338-0766 – Leonard – continued from 6/12/24

Deck, addition and driveway expansion

The Commission opened the public hearing and reviewed copies of the Notice of Intent (NOI) for 480 Dover Road, including the following:

1. DEP form 3 Notice of Intent submitted by Susan McArthur of 57 Eaton Road, Framingham, MA 01701, including twenty-nine (29) pages;
2. Plan – “SITE PLAN LOCATED AT 480 DOVER ROAD WESTWOOD, MA” dated November 20, 2023, revised June 17, 2024, drawn by Land Planning, Inc. of 167 Hartford Ave., Bellingham, MA 02019, including one (1) page;

Present is Susan McArthur representing Ryan and Lauren Leonard, owners of 480 Dover Road.

Ms. McArthur states at the 6/12/24 meeting the Commission requested the applicant show the right-of-way on the plan to demonstrate whether the tree to be removed is a town tree, determine if more than 15 feet of stone wall will be removed, address driveway runoff and add 1 tree to the plan. The property line has been shown on the plan, which shows the tree to be removed is not within the right-of-way. The owner will not be removing more than 15 feet of the stone wall so it does not require Planning Board review. The driveway will be sloped toward a stone trench. Four (4) trees have been added to the plan to replace the one tree to be removed.

Motion made by Mr. Walsh, seconded by Mr. Harte, to issue an Order of Conditions for 480 Dover Road, DEP #338-0766 with the condition all trees are native and are 3” to 3.5” DBH. Ms. Weller, Ms. Odeh, Mr. Fares, Mr. Walsh and Mr. Harte vote in favor. Ms. Maneva abstains. Vote passes.

18 Hedgerow Lane – Stormwater Notice of Intent – SMP #? – Ajjouri – continued from 6/12/24

New construction - single-family house

Continued to 7/10/24 earlier in the meeting.

220 Fox Hill Street – Stormwater Notice of Intent – SMP #? – Beacon Point Dev. – continued from 6/12/24

New construction - single-family house

Continued to 7/10/24 earlier in the meeting.

- Approval of minutes – April 17, 2024, April 24, 2024 and June 12, 2024
Motion made by Ms. Maneva, seconded by Mr. Fares, to approve the minutes of April 17, 2024 with changes. Unanimous.

Discussion Items:

1. Commissioners' observations around town and next scheduled site visits
2. Update on significant projects and other topics not reasonably anticipated

Motion made by Mr. Harte, seconded by Ms. Odeh to adjourn the meeting. Unanimous.

Upcoming Meeting: 7/24/24 – 50 Carby Street