

Town of Westwood

Commonwealth of Massachusetts



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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: July 24, 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 July 24, 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, Vesna Maneva, Debra Odeh and Stephen Harte. Member Todd Sullivan, Elias Fares and Michael Walsh 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 24, 2024, June 12, 2024, June 26, 2024 and July 10, 2024
 Minutes will be discussed at the end of the meeting.

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 Ms. Odeh, seconded by Mr. Harte, to continue the Action Item for 18 Trailside Drive to September 11, 2024 at 7:00 pm at 50 Carby Street. Unanimous.

2. 49 Margery Lane – DEP #338-0339 – Request for Certificate of Compliance

Ms. Catrone states this was continued from the July 10, 2024 meeting to allow the owner to be present at tonight's hearing to explain why the trench shown on the approved plan was not installed and to address invasive plant removal.

Present is David Horsfall, owner.

Mr. Horsfall states the trench has been installed in the driveway and the Bittersweet has been cut back in the rear yard.

Ms. Weller states Ms. Catrone and I inspected the site this afternoon. The trench has been installed and the bittersweet has been cut back.

Ms. Odeh asks if the plan matches what is on the site.

Ms. Catrone states no.

Ms. Maneva asks if the plan can be marked up to reflect what is on site.

Motion made by Ms. Odeh, seconded by Mr. Harte, to issue a Complete Certificate of Compliance for 49 Margery Road, DEP #338-0339, with the condition an annotation is added to the plan to reflect what is on the site. Unanimous.

3. Trees behind Pine Hill Elementary School – Present is Peter Schuler of 779 Gay Street to discuss the health of the replacement trees planted behind the Pine Hill Elementary School.

Ms. Weller states she remembers the discussions regarding the tree planting.

Ms. Catrone states Mr. Schuler has brought the health of the trees to her attention.

Mr. Schuler states 115 trees were required to be planted to replace trees that were accidentally cut down. 26 trees of these trees are really deteriorated. 5 weeks after planting he brought to the attention of the permanent building committee that the new trees were not being watered. He states he wants to make sure the trees are looked at before April, 2025 to evaluate their health. Ailing trees should be replaced in the spring. These trees should be healthy when the town takes responsibility.

Ms. Maneva states April is the beginning of the planting season. An arborist should assess the trees in September. Ms. Weller requests Ms. Catrone send a letter to the permanent building committee stating they must have an arborist assess the trees in September and dead and unhealthy trees must be replaced before the two year guarantee has expired.

Public Hearings:

121 Country Lane – Request for Determination – Zhang

Fence in rear yard

Ms. Catrone states the hearing for 121 Country Lane must be continued because the abutters were not notified.

Motion made by Ms. Odeh, seconded by Mr. Harte, to continue the hearing for 121 Country Lane to September 11, 2024 at 7:00 pm at 50 Carby Street. Unanimous.

21 Woodland Road – Request for Determination – Motsingos

Tie into sewer and repave driveway

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability (RDA) for 21 Woodland Road, including the following:

1. DEP form 1 Request for Determination of Applicability submitted by Norwood Engineering Co., Inc. of 1410 Route One, Norwood, MA 02061, including four (4) pages;
2. Plan – PROPOSED ADDITION AND SEWER CONNECTION 21 WOODLAND ROAD WESTWOOD, MASSACHUSETTS, dated 4/19/24, last revised 7/29/24, Stamped by Matthew Smith of Norwood Engineering Co., Inc., including one (1) page;

Present is Alexander Kraplin of Norwood Engineering representing the owners of 21 Woodland Road.

Mr. Kraplin states the owners are proposing construction of a 640 sq. ft. 1-story addition, and connection to the existing sewer stub on Woodland Road. Roof recharge is also proposed, as is repaving the driveway due to the sewer line going through it. The addition and infiltration is proposed outside the 100 foot buffer. There is no way to avoid working within the 100 foot buffer zone because the sewer stub is in the street.

The Commission discusses runoff from the driveway.

Mr. Harte states he would like to see a plan showing recharge of the driveway runoff.

The Commission agrees a revised plan showing driveway infiltration can be required conditionally.

Ms. Catrone asks that the applicant notify the neighbor, across the street, that they will be installing compost sock in the right of way.

Motion made by Ms. Maneva, seconded by Mr. Harte to issue a negative determination of applicability #3 with the condition a revised plan shall be submitted to the conservation agent showing an infiltration system or rain garden consistent with the intentions of a majority of the conservation commission as expressed in the July 24, 2024 meeting at 50 Carby Street, including the intention that the water from the driveway not reach the road. Unanimous.

Motion made by Mr. Harte, seconded by Ms. Odeh, to close the hearing for 21 Woodland Road. Unanimous.

101 High Street – Notice of Intent – DEP #338-0? – Supreme Companies

Shared driveway and stormwater and utilities for future subdivision

The Commission opened the public hearing and reviewed copies of the Notice of Intent application for 101 High Street, including the following:

1. DEP Form 3, Notice of Intent and associated documents submitted by Angela Botto and Zachary Richards of Bohler Engineering of 45 Franklin Street, Boston, MA 02110, including forty-one (41) pages;
2. Plan – “PROPOSED SITE PLAN DOCUMENTS FOR SUPREME DEVELOPMENT PROPOSED SHARED DRIVEWAY” sheets C-401, C-501 and C-901, dated 7/2/24 and “BOUNARY, TOPOGRAPHY AND UTLITY SURVEY” sheets 1 – 4, dated 4/12/24, submitted by Bohler Engineering, including six (6) pages;

Present is Zack Richards of Bohler Engineering. Mr. Richard shares an aerial of the general location of the project for the anticipated 5 lot subdivision. The existing curb cut will be used to serve 5 new houses. The existing house and driveway will be demolished. The new driveway will have a stormwater trench running along the downgradient side. Ms. Weller asks what the cut out is to the left of the driveway.

Mr. Richards states this is the overflow.

Ms. Maneva asks what is the slope of the driveway.

Mr. Richards states the existing driveway slope is 20%. The new driveway will be 10%. The side slopes will be 3 to 1. We are trying to eliminate blasting. We are here tonight for the shared driveway only. We will have to come back for the construction of the houses.

Ms. Odeh asks what the slope of the driveways will be to the houses.

Mr. Richards responds the maximum slope will be 10%.

Ms. Maneva states the area is heavily wooded. She advises Mr. Richards to review the Westwood Tree and Plant Removal Guidelines.

Ms. Weller reads section A1 regarding subdivisions created after March 1, 1998.

Mr. Richards states this application is for a shared driveway via special permit.

Ms. Maneva asks how a fire truck will turn around.

Mr. Richards states we are working with the fire department on this issue.

Ms. Odeh states she does not think the left lot is buildable because it is in the buffer zone. She states she also has concerns about the runoff into the wetland from the road.

Mr. Richards states we can do mitigation to prevent runoff. The land does meet the minimum upland area per the Table of Dimensional Requirements, Section 5.2 of the Westwood Zoning Bylaw.

Ms. Weller asks for public comment.

Ron Cherry of 165 High Street states we have wetlands next to our house. We have lived there for 45 years. In 1968 we wanted to put a porch on our house and were told by the Conservation Commission we could not. The lot at 183 High Street has been dumping debris which has changed the grade by 5 feet behind our house. The change in elevation has caused a lot of water to flow toward our property. There is a spring here that someone has placed boulders on to block it.

Peggy Cherry of 165 High Street asks if Bohler uses drones. We have seen drones close to our property.

Mr. Richards states no.

Ms. Maneva states this Commission has required that the plan show the type of trees planned for removal, their DBH and replacement trees.

Ms. Odeh states that her preference is to see the entire plan.

Ms. Cherry asks if the driveway will be asphalt.

Mr. Richards responds yes.

Ms. Maneva asks what is the sq. ft. of the project and states we will need to know how many trees need to be removed.

Mr. Richards states he will have that for the next meeting.

Ms. Weller points out the house to the left of the project could be moved out of the buffer zone.

Ms. Weller states for the next meeting the Commission would like to see the Planning Board peer review and outcome of their next meeting, more detail regarding the driveway and driveway runoff, a landscape plan with tree mitigation and whether the house on the far left lot can be moved out of the buffer zone.

Motion made by Ms. Odeh, seconded by Mr. Harte to continue the hearing for 101 High Street to 9/11/24 at 7:00 pm at 50 Carby Street. Unanimous.

220 Fox Hill Street – Stormwater Notice of Intent – SMP #? – Beacon Point Dev. – continued from 7/10/24

New construction - single-family house

The Commission opened the public hearing and reviewed copies of the Stormwater Land Disturbance application for 220 Fox Hill Street, including the following:

1. Land Disturbance Permit Application and associated documents submitted by Scott Henderson of Henderson Consulting Services, P.O. Box 626, Lexington, MA 02420, including fourteen (14) pages;
2. Plan – SITE PLAN 220 FOX HILL STREET ASSESSOR'S ID 9-63 WESTWOOD, MASSACHUSETTS, dated 5/13/24, last revised 7/16/24, drawn by Scott Henderson, including five (5) pages;

This hearing was continued from 7/10/24 to allow the applicant to revise the plan to reflect the Commission's request to reevaluate the number of mature trees to be removed.

Present are Scott Henderson of Henderson Consulting Services, and Tony Champa, owner of 220 Fox Hill Street. Mr. Henderson states we are reducing the grading on the right side of the lot which will reduce the number of trees to be removed from 39 to 15. We have shown all trees 12" DBH or larger having a 2 to 1 replacement with replacement trees at a minimum of 3" DBH. We are not committing to the location of the trees because there is

bedrock on the site so our planting area is limited. The sport court will be removed and planted as a meadow. He asks if the invasive plant management plan can be required as a condition.

Motion made by Mr. Harte, seconded by Ms. Odeh, to close the hearing for 220 Fox Hill Street. Unanimous.

Motion made by Mr. Harte, seconded by Ms. Odeh to issue a Stormwater Land Disturbance plan for 220 Fox Hill Street with the following conditions:

- 1. An agent of the Town must observe the excavation for the infiltration systems, prior to installation, to confirm soil texture and depth to seasonal high ground water,**
- 2. A revised plan showing the location of newly planted trees,**
- 3. A signed illicit discharge statement must be submitted to the Commission prior to occupancy,**
- 4. A final signed Operation and Maintenance plan must be submitted to the Commission prior to occupancy, and**
- 5. The applicant must submit an invasive plant removal plan.**

Unanimous.

18 Hedgerow Lane – Stormwater Notice of Intent – SMP #? – Ajjouri – continued from 7/10/24

New construction - single-family house

The Commission opened the public hearing and reviewed copies of the Stormwater Land Disturbance application for 18 Hedgerow Lane, including the following:

1. Land Disturbance Permit Application and associated documents submitted by Edmond Spruhan of Spruhan Engineering, Inc., 80 Jewett St., Newton, MA 02458, including one hundred sixteen (116) pages;
2. Plan – “18 HEDGEROW LANE WESTWOOD, MA” sheets 1 – 6, dated 4/30/24, last revised 7/18/24, drawn by Spruhan Engineering, including six (6) pages;

This hearing was continued from 7/10/24 to allow BETA to complete the peer review.

Present is William Ajjouri, owner of 18 Hedgerow Lane. He states the plan is showing a proposed driveway and house. The plan is showing 21 new trees. Approximately 15 trees have been removed from the site.

Ms. Maneva asks what is on the site now.

Mr. Ajjouri states the house has been demolished. The proposed plan shows a reduction of 3,231 sq. ft. of impervious surface. The new house will be in a similar location as the previous house.

Ms. Catrone explains the demolition of the house did not exceed 5,000 sq. ft. and was outside the 100 foot buffer so there was no filing required. Trees were taken down prior to this filing.

Mr. Harte summarizes the comments from BETA including that no erosion control is currently on the site.

The Commission reviews the proposed stormwater BMPs and agrees they would like to do a site visit.

Ms. Weller explains that a landscape plan that shows the tree size and type of removed trees and proposed trees is required.

Ms. Odeh states we should have the applicant come back to the next meeting with a landscape plan and erosion control should be installed immediately.

Sean Weller of 48 Clapboardtree Street states if the applicant wants to close tonight, they could choose a number of proposed trees or the Commission could continue to the next meeting.

Ms. Maneva states this plan is not to the standard we are applying to all applicants.

The Commission agrees they will do a site walk after the erosion control and construction fence are installed.

Motion made by Ms. Odeh, seconded by Ms. Maneva to continue the stormwater Notice of intent hearing to 9/11/24 at 7:00 pm at 50 Carby Street. Unanimous.

Discussion Items:

1. Review Town Website and Materials
2. Commissioners' observations around town and next scheduled site visits – Mr. Harte states the construction of the fields at the Pine Hill Elementary School has caused a lot of material on the street.

Ms. Catrone states she has spoken to the project manager about this.

3. Update on significant projects and other topics not reasonably anticipated
4. Draft and review letter to the Select Board regarding a request for a recording secretary

Ms. Weller states the Commission needs to send a letter to the Select board to request a recording secretary.

5. Discuss formation of a sub-committee for the preparation of article(s) for Town Meeting

The Commission discusses forming a subcommittee for articles for Town Meeting.

Motion made by Mr. Harte, seconded by Ms. Maneva, to form a subcommittee to work on the formation of budget articles for land management and invasive plant management. Unanimous.

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

Upcoming Meeting: 9/11/24 – 50 Carby Street

Note: Agenda items and order subject to change Subject to change