

# Town of Westwood

Commonwealth of Massachusetts



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

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: September 11, 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 September 11, 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. Members 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 – June 12, 2024, September 11, 2024 and September 25, 2024  
 Minutes will be discussed at the end of the meeting.

Ms. Weller explains the hearing for 101 High Street will be continued to September 24, 2024 at which time the Commission will have a concurrent meeting with the Planning Board via zoom.

**Motion by Ms. Maneva, seconded by Ms. Odeh, to continue the hearing for 101 High Street to 9/24/24 at 7:00 pm via zoom. Unanimous.**

### Action items:

- 18 Trailside Drive – DEP #338-0764 – Request for Minor Modification – tree removal  
 Present is Hasan Reid of Sun Run Company representing the owners of 18 Trailside Drive.  
 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 been received showing 4 trees to be removed.  
 Ms. Odeh asks where the solar panels will be installed.  
 Mr. Reid states the panels will be installed on the rear portion of the roof. The panels would have 30% more productivity if the trees are removed.  
 Mr. Harte suggests replacing the trees with trees that do not get large enough to cause the panels to get shaded.  
 Mr. Reid suggests the removal of two trees as opposed to the requested four trees.  
 Mr. Harte suggests the Commission give the owners options. If they remove two trees they can replace them with four lower growing trees at 3 – 3.5” DBH, from the approved list or donate four trees to the tree fund.  
**Motion made by Mr. Harte, seconded by Ms. Maneva, to approve the removal of two trees as a minor modification to the approved plan with the condition the homeowner replace the trees with four lower growing trees from the approved list or donate four trees to the tree fund. Ms. Weller, Ms. Maneva and Mr. Harte vote in favor. Ms. Odeh votes against. Vote passes.**
- 789 Clapboardtree Street – RDA – Request for Minor Modification – parking lot expansion  
 Present is John Glossa of Glossa Engineering and Dan Burk of Lifeworks.  
 Mr. Glossa states we are requesting a minor modification to the approved Request for Determination of Applicability for the following changes to the plan:
  - 1) The proposed deep sump catch basins were replaced with rain garden turrets.
  - 2) A sediment forebay has been added to the plans at the location of the existing 8” PVC drain pipe that connects to Catch Basins #1, #2 and #3.
  - 3) Details of the existing detention basin outlet structure have been added to the plan that show that the existing flashboard is positioned to trap about 2,866 c.f. of stormwater runoff.
  - 4) The proposed compost sock has been extended along the southerly side of the parking lot to protect the existing detention basin.

- 5) Snow storage areas have been added to the plans.
- 6) Typical pavement cross sections have been added to the plans.
- 7) Two new landscape islands along with 4 new trees have been added at the end of each row of the interior parking stalls.

These changes are a result of the Planning Board peer review. Twelve trees will be donated to the town's tree fund. The trees to be planted will be approved by the Tree Warden and Planning Board Agent.

**Motion made by Ms. Maneva, seconded by Ms. Odeh, to approve the above changes to the approved plan as a minor modification. Unanimous.**

3. 6 Recess Road – DEP #338-0711 – Request for Minor Modification – deck

Present is Mark Joyce of Old Grove Partners requesting a minor modification to extend the deck at 6 Recess Road. Mr. Joyce states the sonotubes fall within the buffer zone. The footings for the sonotubes have already been installed.

Ms. Weller states Ms. Catrone and I visited the site on 9/10/24. She states the compost sock should be reinstalled where it is not functioning and silt sacks should be installed over the two catch basins on the right side of the lot until the area is stabilized.

Ms. Catrone asks what is being installed under the deck? Will it remain crushed stone or pavers?

Mr. Joyce explains under the deck will be dry laid pavers over crushed stone. This will be pervious.

**Motion made by Mr. Harte, seconded by Ms. Odeh, to approve the changes to the plan for 6 Recess Way, DEP #338-0711, as a minor modification to the approved plan. Unanimous.**

### **Public Hearings:**

#### **121 Country Lane – Request for Determination – Zhang**

Fence in rear yard

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability (RDA) for 121 Country Lane, including the following:

1. Form 1 - Request for Determination of Applicability and associated documents submitted by Kaixin Zhang, of 121 Country Lane, Westwood, MA 02090, including five (5) pages;
2. Plan – “121 COUNTRY LANE PROPOSED SECOND FLOOR ADDITION PLAN OF LAND IN WESTWOOD, MA”, dated November 28, 2022, drawn by Colonial Engineering, Inc., including one (1) page;

Present is Kaixin Zhang, owner of 121 Country Lane, requesting a negative Determination of Applicability to extend the existing fence to enclose the rear yard for his dog.

Mr. Zhang states there is an existing fence along the rear of the yard which he would like to extend. No tree removal is required and all work is outside the 35 foot buffer.

Ms. Catrone explains that the vines hanging from the trees are invasive Bittersweet. The vines should be removed to prevent the vine from killing the trees.

**Motion made by Ms. Maneva, seconded by Ms. Odeh, to close the hearing for 121 Country Lane. Unanimous.**

**Motion made by Ms. Maneva, seconded by Mr. Harte, to approve a Negative Determination of Applicability #3 for 121 Country Lane to allow the applicant to extend the existing chain-link fence, build a 4 foot tall fence around the backyard and repair the existing fence in the rear yard with the following conditions: All excavated material must be disposed of off-site and no regrading of rear yard. Bittersweet should be removed as needed. Unanimous.**

#### **101 High Street – Notice of Intent – DEP #338-0767 – Supreme Companies** – To be continued to 9/24/24

Shared driveway and stormwater and utilities for future subdivision

This hearing was continued earlier in the meeting.

#### **18 Hedgerow Lane – Stormwater Notice of Intent – SMP #113 – Ajjouri** – continued from 7/24/24

New construction - single-family house

The Commission opened the public hearing and reviewed copies of the Land Disturbance Permit 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

9/10/24, drawn by Spruhan Engineering, including six (6) pages, and “PLANTING PLAN SINGLE FAMILY HOME 18 HEDGEROW LANE, WESTWOOD, MA” drawn by Timothy Power of PVI Site Design, LLC, including one (1) page;

Present is William Ajjouri, owner of 18 Hedgerow Lane.

Mr. Ajjouri states I was before the Commission at the last meeting. At that time the Commission asked that erosion control be installed. This has been done. He states he is showing 32 trees and 15 shrubs on the plan. Infiltration is shown on the plan to capture roof and driveway runoff.

Ms. Maneva states according to the calculation from the Tree and Plant Removal Guidelines, 92 more shrubs are required.

Ms. Catrone states I don't feel it is beneficial to plant trees to meet a calculation.

Ms. Maneva agrees the Commission has some discretion.

The Commission discusses invasive plant removal.

Ms. Maneva suggests five (5) additional trees and ten (10) additional shrubs to the plan, which will bring the count to thirty-seven (37) trees and twenty-five (25) shrubs.

**Motion made by Ms. Maneva, seconded by Ms. Odeh, to close the hearing for 18 Hedgerow Lane.**

**Unanimous.**

**Motion made by Ms. Maneva, seconded by Ms. Odeh to approve the construction of a single family home at 18 Hedgerow Lane with the following conditions:**

- 1. Thirty-seven (37) trees and twenty-five (25) shrubs are to be planted as shown on the approved plan. The plants must have a 100 % survival rate after two years. The owner must contact the Conservation Commission when planting is complete.**
- 2. Organic fertilizer must be used on the lawn in perpetuity.**
- 3. As a continuing condition of this permit, the applicant must have the infiltration systems inspected by a qualified person once a year. This person must submit an annual report to the Conservation Commission office regarding the inspection and any required maintenance of the infiltration systems. This report must be submitted prior to May 30 of every year. Unanimous.**

**Approval of minutes – April 24, 2024, June 12, 2024, June 26, 2024, July 10, 2024 and July 24, 2024**

**Motion made by Ms. Maneva, seconded by Mr. Harte, to approve the minutes of June 26, 2024. Unanimous.**

**Motion made by Ms. Maneva, seconded by Ms. Odeh, to approve the minutes of July 10, 2024. Mr. Harte abstains. Mr. Fares, Mr. Odeh and Ms. Maneva vote in favor. Votes passes.**

**Motion made by Ms. Maneva, seconded by Ms. Odeh, to approve the minutes of July 24, 2024. Unanimous.**

**Discussion Items:**

1. Conservation Land Management Plan – The Commission asks Ms. Catrone to email members the final plan. The Commission agrees the plan was a little thin on costs and the plan did not discuss invasive plant removal at all.
  2. Review Town Website and Materials – Ms. Weller asks if the “Take a Hike” brochure can be freshened up. It is very outdated.
- Mr. Harte states this could be a good senior project.
3. Commissioners' observations around town and next scheduled site visits – Ms. Maneva states there is a tree across the street from her property that is covered in Bittersweet. Can anything be done about this?  
Ms. Catrone states she will look into whether this is on the town's right-of-way. If it is on private property the DPW cannot remove the Bittersweet.
  4. Update on significant projects and other topics not reasonably anticipated
  5. Town Meeting Budget Article discussion – The Commission agrees they need to discuss and do more work on this before they proceed. Debra will email the draft she has been working on.
  6. Tree Fund investigation and discussion
  7. Draft and review letter to the Select Board regarding a request for a recording secretary

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

**Upcoming Meeting: 9/24/24 – via zoom**

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