



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 12, 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 12, 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 and Stephen Harte. Members Vesna Maneva, Todd Sullivan, Debra Odeh and associate member R.J. Sheer are absent. Also present is Karon Skinner Catrone, Conservation Agent.

Ms. Weller announces the meeting is being recorded.

Ms. Catrone states 18 Hedgerow Lane and 220 Fox Hill Street are on the agenda later in the meeting but will be continued to allow BETA to complete the stormwater review.

**Motion made by Mr. Walsh, seconded by Mr. Harte, to continue the hearing for 18 Hedgerow Lane to 6/26/24 at 7:00 pm at 50 Carby Street. Unanimous.**

**Motion made by Mr. Walsh, seconded by Mr. Harte, to continue the hearing for 220 Fox Hill Street to 6/26/24 at 7:00 pm at 50 Carby Street. Unanimous.**

- Approval of minutes – March 27, 2024, April 17, 2024, April 24, 2024 and May 22, 2024  
Minutes will be discussed at the end of the meeting.

### Action items:

1. Conservation Land Management Plan - Present are Jonathan Niro, Senior Project Scientist, and Emily Farmer, Planner, from BETA Group.

Mr. Niro states we have prepared the Conservation Land Management Plan and provided the final copy. Our goal is to support the town's Open Space and Recreation Plan and the town's ongoing efforts. Our process in developing the plan began with a desk top assessment, field assessment of the properties followed by recommendations and costs. The initial desk top assessments focused on land in the care and custody of the Conservation Commission. We created a matrix to view the properties objectively, giving them a grade of 1 – 5. Eight (8) properties were chosen.

Ms. Farmer goes through the assessments of each of the eight (8) properties. Recommendations and cost estimates have been provided for each property. Volunteer and resident work is noted in the plan.

Mr. Harte asks how long is the life of the plan.

Mr. Niro states the plan is good for a long time. It's a living plan.

Ms. Weller asks if all of the areas are recreation areas.

Ms. Farmer states Rock Meadow Brook is all wetlands.

Ms. Weller asks if there are specifics on the recommendations.

Mr. Niro states we chose properties that get a lot of use by the public. He states we provide all of the back up that went with the plan. If trail signs are needed we can supply a design file. We can also provide GIS data.

The Commission thanks Mr. Niro and Ms. Farmer for their presentation.

No public comment.

2. 18 Trailside Drive – DEP #338-0764 – Request for Minor Modification

Present is Hasan Reid of Sun Run Corp. requesting a minor modification to the approved plan for 18 Trailside Drive. He states the homeowner would like to remove 5 – 8 trees in the rear yard to improve the use of solar panels.

Ms. Weller asks if the trees are casting shadows on the roof.

Mr. Reid states yes.

Ms. Catrone asks if the applicant is sure the trees are on their property.

The Commission agrees they would like the trees, to be removed, shown on a plan.

### **Public Hearings:**

#### **6 Crystal Hill Terrace – Request for Determination – Zastavker**

Deck replacement

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability (RDA) for 6 Crystal Hill Terrace, including the following:

1. Form 1 - Request for Determination of Applicability and associated documents submitted by Yevgeniya Zastavker of 6 Crystal Hill Terrace, Westwood, MA 02090, including five (5) pages;
2. Plan – “CERTIFIED PLOT PLAN 6 CRYSTAL HILL TERRACE WESTWOOD, MA”, dated October 18, 2023, drawn by Stagecoach Surveyors, 17 Wedgewood Lane, Leominster, MA 01453, including one (1) page;

William Skopinski is present and states the owner is requesting a negative determination to replace the existing deck. The replacement will require excavation for seven (7) footings. The plan has been approved by the building department. The footing holes will be dug by hand. The work is approximately 68 feet from the wetland and 165 feet from the perennial stream. No trees will be removed in association with this project.

Ms. Weller states she would like to see a 10 foot strip of land between the wetland and the lawn left natural and not mowed.

**Motion made by Mr. Walsh, seconded by Mr. Fares, to issue a negative determination of applicability #3 for the deck replacement at 6 Crystal Hill Terrace with the conditions a compost sock be installed prior to start of work, a ten (10) foot stripe of land between the wetland and lawn be left natural and not mowed and all excavated material and debris be disposed of off-site. Unanimous.**

#### **789 Clapboardtree Street – Request for Determination – Lifeworks**

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. Form 1 - Request for Determination of Applicability and associated documents submitted by Glossa Engineering 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, drawn by Glossa Engineering, Inc., including two (2) pages;

Present is John Glossa of Glossa Engineering requesting a negative Determination of Applicability to extend the parking area in the rear of the property. Mr. Glossa shares some paper copies of the plan.

Mr. Glossa states the current parking is not adequate for special functions. Lifeworks would like to remove the islands, add three (3) feet to the parking lot and restripe. This will create an additional 29 parking spaces. Six (6) trees will need to be removed. We are proposing eight (8) new trees to be planted to replace the trees from the islands. The plan is showing compost sock around the area. Currently there are paved waterways. We are proposing catch basins with sumps. Everything drains toward the detention basin.

Ms. Weller states the trees should be native, minimum 3” DBH and replaced at a 2 to 1 ratio.

The Commission requests the 3’ addition be added to the side away from the wetland.

Ms. Loughnane, director of the Community and Economic Development Dept., states this project requires a limited EIDR approval. The application has not been filed yet. If it is submitted tomorrow it would be heard at the 7/16/24 Planning Board hearing.

Ms. Weller states given this information she feels this hearing should be continued.

**Motion made by Mr. Walsh, seconded by Mr. Harte, to continue the hearing for 789 Clapboardtree Street to July 24, 2024 at 7:00 pm at 50 Carby Street. Unanimous.**

#### **480 Dover Road - Notice of Intent - DEP #338-? – Leonard**

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. Form 3 – Notice of Intent and associated documents submitted by Susan McArthur of McArthur Environmental, 57 Eaton Road, Framingham, MA 01701, including eleven (11) pages;

2. Plan – “Site Plan Located at 480 Dover Road, MA prepared for Masters Touch”, dated November 20, 2023, including one (1) page;

Susan McArthur, Professional Wetland Scientist, is present and states this is a single-family lot with a pool and driveway. There is a perennial stream and wetlands that run along the side of the property. She explains that because there is no flow from the stream in the pond, there is no Riverfront Area on the property. BVW was delineated by others in November of 2023. The applicant has applied for an Order of Conditions for a proposed deck, addition and installation of a bituminous section of new driveway within the 100 ft. buffer zone. The new portion of the driveway will cause an additional 900 feet of impervious surface within the buffer zone.

Ms. McArthur states one tree will have to be removed. The tree could possibly be moved. It was just planted.

Ms. Catrone asks if the tree to be removed is within the town’s right-of-way.

Ms. McArthur states she will check on this. A compost sock will be installed prior to start of work.

Ms. Loughnane states if more than 15 feet of the stone wall is being removed the applicant must file with the Planning Board.

The Commission agrees four (4) native trees with a minimum 3” DBH should be added to the plan.

**Motion made by Mr. Walsh, seconded by Mr. Harte to continue the hearing for 480 Dover Road to June 26, 2024 at 7:00 pm at 50 Carby Street. Unanimous.**

**18 Hedgerow Lane – Stormwater Notice of Intent – SMP #? – Ajjouri**

New construction - single-family house

Motion made earlier in the meeting to continue the hearing to 6/26/24.

**220 Fox Hill Street – Stormwater Notice of Intent – SMP #? – Beacon Point Dev.**

New construction - single-family house

Motion made earlier in the meeting to continue the hearing to 6/26/24.

**Update Rules and Regulations** – On 5/22/24 this hearing was continued to July 10, 2024

Discuss and vote on the adoption and/or amendment of various sets of Rules and Regulations of the Town of Westwood Conservation Commission, including the following:

- Stormwater Management Regulations.

Ms. Weller states let the record reflect the hearing for Updating Rules and Regulations was continued to July 10, 2024 at the last meeting.

Approval of minutes – March 27, 2024, April 17, 2024, April 24, 2024 and May 22, 2024

**Motion made by Mr. Walsh, seconded by Mr. Harte to approve the minutes of March 27, 2024.**

**Unanimous.**

**Motion made by Mr. Walsh, seconded by Mr. Fares to approve the minutes of May 22, 2024. Ms. Weller, Mr. Walsh and Mr. Fares vote in favor. Mr. Harte abstains. Vote passes.**

**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. Walsh, seconded by Ms. Odeh, to adjourn the meeting. Unanimous.**

**Upcoming Meeting:** 6/26/24 – 50 Carby Street

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