



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 25, 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 25, 2024 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street, with the following members present: Debra Odeh, Todd Sullivan, Elias Fares and Stephen Harte. Members Grace Weller, Vesna Maneva and Michael Walsh and associate member R.J. Sheer are absent. Also present is Karon Skinner Catrone, Conservation Agent.

Mr. Sullivan, acting chairperson, announces the meeting is being recorded.

Approval of minutes – April 12, 2024, June 12, 2024, and September 11, 2024
Minutes will be discussed at the end of the meeting.

Action items:

1. 375 Nahatan Street – DEP #338-0695 – Request for Certificate of Compliance – Musto
Present is Edward Musto requesting a Certificate of Compliance for 375 Nahatan Street.
Ms. Catrone states at the 12/13/23 meeting the Commission made a motion to issue a Certificate of Compliance for 375 Nahatan Street, DEP #338-0695, with the standard ongoing conditions, including the ongoing conditions that organic fertilizer be used on the lawn in perpetuity, thirty-four (34) of the newly planted trees remain on the property in good condition as of September 1, 2024, and the wetland markers are inspected and approved by the Conservation Agent.

Ms. Catrone confirms that there are thirty-four (34) healthy trees on the lot and the wetland boundary markers have been installed.

Motion made by Mr. Harte, seconded by Ms. Odeh, to issue a Certificate of Compliance for 375 Nahatan Street, DEP #338-0695. Unanimous.

Public Hearings:

594 Clapboardtree Street – Request for Determination – Tanna

Addition

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability (RDA) for 594 Clapboardtree Street, including the following:

1. Form 1 - Request for Determination of Applicability and associated documents submitted by Michael Watson, of 6 Crest Drive, Dover, MA 02030, including six (6) pages;
2. Plan – “Plot Plan 594 Clapboardtree Street, Westwood, MA 02090”, dated April 17, 2024, Stamped by Patrick Roseingrave of Land Mapping, Inc., 10 Andrew Square, Suite 201B, South Boston, MA 02127, including one (1) page;

Present is Michael Watson representing Raghav and Megan Tanna, owners of 594 Clapboardtree Street.

Mr. Watson states the owners are requesting a negative Determination of Applicability to build a small addition to their existing single-family home. He states the addition will create 260 sq. ft. of new impervious. No tree removal is required. The addition will have a full foundation.

Mr. Sullivan asks if the existing infiltration can handle the additional roof runoff.

Mr. Watson states yes.

Mr. Walsh states the roof is pitched in the front and rear so they will have to tie in twice.

Motion made by Ms. Odeh, seconded by Mr. Harte, to issue a negative Determination with the condition the roof runoff be tied into the existing infiltration system and inspected prior to backfill and compost sock is installed inspected prior to start of work. Unanimous.

160 Arcadia Road – Request for Determination – Town of Westwood

Sewer pump station improvements

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability (RDA) for 160 Arcadia Road, including the following:

1. Form 1 - Request for Determination of Applicability and associated documents submitted by Cormac MacPhail of Environmental Partners, 18 Commerce Way, Suite 2000, Woburn, MA 01801, including ten (10) pages;
2. Plan – “FY24 SEWER PUMP STATION IMPROVEMENTS ARACDIA ROAD PUMP STATION TOWN OF WESTWOOD”, dated September 2024, Stamped by Benjamin Mangan of Environmental Partners, including four (4) page;

Present is Cormac MacPhail and Maria George of Environmental Partners representing the Town of Westwood. Mr. MacPhail states the existing wet well access hatch will be replaced with a new hatch. A new concrete landing will be installed between the hatch and the entrance door to the building. Two (2) bollards will be installed at the end of the pump station driveway in front of the new hatch. Excavation will take place behind the building to locate the sewer force main pipes, and a temporary sewer bypass staging area would be set up on the north side of the building to bypass the daily sewage flow while work is being done within the pump station. Erosion and sedimentation control devices will be installed. Disturbed areas will be loamed and seeded. He explains there is bordering vegetated wetlands, bank, land under water and buffer zone on three sides of the project. Mr. Sullivan asks if the inside of the station is dry.

Ms. George states we will be doing repairs to the inside to fix cracks in the wall. She states there are two existing pumps from the gravity sewer on the right side. The pump will run for approximately two weeks with low pressure to prevent leaks.

The Commission asks about an Emergency Spill Plan.

Ms. George states the contractor must provide the Spill Plan. She states there is double containment. We could sit the pump in an additional containment.

Ms. Catrone asks if the staging area can be moved further from the wetland.

Mr. Sullivan states if the generator vibrates it may be better to place on a paved area.

Ms. George states we can include secondary containment and place it on a paved area.

Ms. Catrone states she received a letter from an abutter inquiring about the noise. She would like to be notified of the start date.

Ms. George states the noise will be 70 decibels.

Motion made by Mr. Harte, seconded by Ms. Odeh, to issue a negative Determination for pump station improvements with the condition secondary containment is used at the staging area and the generator is placed on asphalt. Mr. Fares votes against. Ms. Maneva, Mr. Harte and Mr. Sullivan vote in favor. Vote passes.

Ms. Catrone requests she be notified of the start date.

29 Hedgerow Lane – Stormwater Notice of Intent – SMP #? – Dow

In-ground pool

The Commission opened the public hearing and reviewed copies of the Land Disturbance Permit for 29 Hedgerow Lane, including the following:

1. Land Disturbance Permit Application and associated documents submitted by Bernard Humill of H-Star Engineering of 200 Greenville Road, New Ipswich, NH 03071, including ninety-six (96) pages;
2. Plan – “SITE PLAN 29 HEDGEROW LANE WESTWOOD, MA” sheets 1 – 2, dated August 21, 2024, drawn by Bernard Hamill, including two (2) pages,

Present is Rachael Dow, owner of 29 Hedgerow Lane.

Ms. Catrone states the house was approved in March of 2020 under an Administrative Land Disturbance permit which had created 21,000 sq. ft. of disturbance. The installation of an in-ground pool and hardscape exceeds the land disturbance trigger of 21,780 which requires a Land Disturbance Notice of Intent.

Ms. Dow states the pool company stated the work without permits. The pool and hardscape are 4,000 sq. ft. of land disturbance. The pool will be 3' from the rear of the new retaining wall. She states the pool does not require seasonal drawdown.

Michael Nickelson of 34 Hedgerow Lane states there is a lot of gravel in the soil. He has no flooding complaints. Mr. Fares states the engineer has stated the existing infiltration system is sized correctly to handle the additional runoff.

The Commission requests Ms. Catrone confirm with the engineer that the pool does not require seasonal drawdown.

Motion made by Ms. Odeh, seconded by Mr. Harte, to issue a Land Disturbance Permit with the condition the Conservation Agent confirm with the engineer whether seasonal drawdown is required and, if so, will the existing infiltration system handle the drawdown. Unanimous.

Discussion Items:

1. Conservation Land Management Plan – The Commission request Ms. Catrone send the final Conservation Land Management Plan to all members so this can be reviewed and voted.

2. Review Town Website and Materials

3. Commissioners' observations around town and next scheduled site visits

4. Update on significant projects and other topics not reasonably anticipated

5. Town Meeting Budget Article discussion – Ms. Odeh asks if the Commission wants to bring an article to Town Meeting. She states the Commission does not have any funds for maintenance of conservation land.

Mr. Harte asks if the Commission is going to ask BETA for a dollar amount from the Conservation Land Management Plan. We need to find out how much money we should request.

6. Tree Fund investigation and discussion – Ms. Weller asks how much money is in the tree fund, how do we spend the funds and if residents can donate to the fund. Ms. Catrone states she will check with Marie O'Leary, Town Accountant.

7. Draft and review letter to the Select Board regarding a request for a recording secretary

Approval of minutes continued – April 12, 2024, June 12, 2024, and September 11, 2024

Motion made by Ms. Odeh, seconded by Mr. Harte, to approve the minutes of April 24, 2024. Unanimous.

Motion made by Ms. Odeh, seconded by Mr. Harte, to approve the minutes of June 12, 2024. Unanimous.

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

Upcoming Meeting: 9/24/24 – via zoom

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