

Town of Westwood
Commonwealth of Massachusetts



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CONSERVATION COMMISSION

Edward Musto
36 Blue Hill Drive
Westwood, MA 02090

July 16, 2019

Re: #11-#63 Reynold's Farm Way – Minor Modification
Assessors Map 34, Lot 063

Dear Mr. Musto:

Please be advised that at the July 15, 2019 concurrent meeting with the Planning Board, the Westwood Conservation Commission unanimously agreed that the proposed modifications shown on the plan titled "REYNOLD'S FARM, A SENIOR RESIDENTIAL DEVELOPMENT, WESTWOOD, MA", prepared by Glossa Engineering, Inc. , 46 East Street, East Walpole, MA, dated May 19, 2011 with revisions through July 8, 2019, are not significant to the interests of the Wetland Protection Act and shall be considered minor modifications.

The Conservation Commission voted to allow all work shown on the above-referenced plan, and to require that said plan be further revised to reflect the following two conditions of the Conservation Commission's minor modification approval:

1. The plan shall be revised to remove existing fencing behind Unit #13 and to add a new white vinyl privacy screen between Units #11 and #13 to match the white vinyl privacy screens that have been installed between other pairs of units; and
2. The plan shall be revised to include a notation that all construction equipment, construction materials and debris shall be removed from the property immediately upon the completion of work.

The revised modified plan, reflecting the above conditions, shall be submitted to the Conservation Agent and made the Plan of Record for the Reynold's Farm Senior Residential Development Order of Conditions.

The approved minor modifications include without limitation, the following:

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DRIVEWAY

1) The planting area shown on the original plans at the interior of the cul-de-sac will not be installed and will be replaced with a stamped asphalt island as shown on the approved modified plan. (Request of the Westwood Fire Department).

DRAIN

1) The baby pool shown on the original plans will not be installed. That area will be graded, loamed and seeded. Four (4) inspection ports will be installed in the area over the underground infiltration basin (vs 14).

2) Roof drains for Units #11, #23, #31, #33, #41, #43, #51, #53, #61, and #63 will be connected to the drain system (vs downspout leaching galleys). Downspout leaching galleys for Units #13 and #21 will remain as constructed.

3) Shallow infiltration trenches will be installed in the problem areas identified on the plans to wick away surface and ground water.

4) The headwall just north of CB #7 will be rebuilt as shown on the approved modified plan.

5) Revisions to the drain system on High Street have been completed and include the installation of a new double catch basin which was connected to the existing DMH 1B. DMH 1A will not be installed. Drain piping will remain as installed.

6) The aboveground drainage basin will be graded to the originally approved grades. The side slope along the driveway that is nearest to the outlet structure will be rip-rapped. The remaining side slope will be loamed and seeded with slope mix.

7) A maintenance equipment access ramp will be installed on the westerly end of the basin as shown on the approved modified plan.

8) The hand dug trench near Units #61 and #63 will be stabilized with rip rap.

9) The four-inch (4") PVC drain from the area drain near Unit #61 will be uncovered and the area at the end of the pipe will be stabilized with rip-rap.

10) The area drain near Unit #61 will remain as constructed.

RETAINING WALLS / GRADING / FENCING

1) The existing retaining wall behind Units #11, #13 and #23 will remain as constructed. Caps will be installed on the wall per manufacturer's instructions.

2) Concrete or masonry stairs will be installed from the backyard level to the upper level area behind Unit #41.

3) Two (2) four foot (4') high retaining walls (lower wall and upper wall) will be constructed behind and to the left of Unit #43.

4) The slope behind Units #31, #33 and #41 will be regraded to a 3:1 slope, loamed and seeded.

5) The breakout barrier shown on the original plans behind Units #31, #33, #41 and #43 will not be installed.

6) The existing vinyl fences behind Unit #13 shall be removed and replaced with a white vinyl privacy fence placed between the wood decks behind Units #11 #13. The type and location of the privacy fence shall match the privacy fences that were installed at the other units.

LANDSCAPING

1) Landscaping trees, shrubs and ground cover will be installed per the revised Landscaping Plan. (Sheet 6), including without limitation the additional Fir and Spruce trees required to be planted between the aboveground basin and the abutting property.

2) A shrub and grass irrigation system will be installed as shown on the approved modified plans.

3) All construction debris and any construction materials and equipment that are not in use at the site shall be removed from the site immediately and all construction materials, equipment and debris shall be removed from the property immediately upon completion of the work.

Should you have any questions or need additional information, please do not hesitate to contact me.

Thank you,



Karon Skinner Catrone
Conservation Commission Agent
Westwood Conservation Commission

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