

TOWN OF WESTWOOD

Commonwealth of Massachusetts

John Rogers, Chairman
Diane Hayes, Vice Chair
Brian Gorman
R.J. Sheer



Charles Pare
Todd Sullivan
Todd Weston
Karon S. Catrone, Agent

CONSERVATION COMMISSION

**Minutes: Conservation Commission Meeting Date: May 25, 2016 at 7:00 p.m.
Location: Champaign Meeting Room, 50 Carby Street, Westwood, MA**

7:00 p.m.

The Conservation Commission meeting of May 25, 2016 gathers at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street with the following members present: Charles Pare, John Rogers, Todd Sullivan, Diane Hayes, Brian Gorman, Todd Weston and R. J. Sheer. Also present is Karon Skinner Catrone, Conservation Agent.

Approval of minutes – April 13, 2016, April 27, 2016 – **Motion made by Mr. Rogers seconded by Mr. Pare to table the minutes until the next meeting.**

Review/update Agenda

Proactivities, Education and Information Topics:

Reminder of WPA, DEP Regulations, Westwood Wetlands and Stormwater Bylaws and Regulations and Westwood CC Policies (see attached draft Overview); understand and clarify

differences in state and local, including process, and update Westwood's as appropriate; binders?

Commission members (and our neighbors, friends and acquaintances) are eyes, ears and voices for

Wetlands Protection, regulatory compliance and overall conservation in Westwood; anything to

report?

Recognize, supplement and enhance our technical expertise, i.e., wetlands identification/delineation,

WPA interests and Resource Areas, flooding, water quality, erosion and sedimentation, administrative mechanics, etc.

Develop a Conservation Land Management Plan, potentially as part of required Open Space and

Recreation Plan; See attached Approach and Outline; Workshops?

HEARINGS

RDA – 80 Wilson Way – Fairlane – Continued from April 27, 2016 – This was continued from the last meeting to give the Commission the opportunity to look at the site. The Commission agrees they would like the applicant to go around as many mature trees as possible.

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Motion made by Ms. Hayes, seconded by Mr. Pare, to issue a negative determination for the installation of a walking path with the conditions the applicant go around as many mature trees as possible, trees close to work area are protected, compost sock is to be used as erosion control, no heavy equipment is used and 3 informational signs are installed. Unanimous.

RDA – 48 Lorraine Road - Leahy – Present is Mr. Leahy requesting a negative determination to install a small deck in the rear of 48 Lorraine Road. The area was flagged by Deb Anderson. The deck is proposed 66 feet from the wetland. Mr. Pare requests Mr. Leahy put gravel under the deck. The Commission agrees no erosion control is required.

Motion made by Ms. Hayes, seconded by Mr. Weston to issue a negative determination #3. Unanimous.

NOI –#338-0? - 94 Oak Street - Fitzgerald – Present is Paul DeSimone representing Derrick Fitzgerald. Mr. Fitzgerald is requesting an Order of Conditions to tear down the existing single family home and construct a new single family home. The new construction area is currently lawn.

Mr. Rogers states there is a lot of trash and invasive plants on the lot.

Mr. Pare asks what the elevation of the infiltration system is.

Mr. DeSimone states the elevation of the system is 2.5 feet down and will be outside the 35 foot buffer.

Mr. Pare states he would like to see the house be pulled forward away from wetland.

Mr. DeSimone explains it cannot go forward because the front lot line is smaller than the rear lot line and we cannot meet the side line set backs if moved forward.

Motion made by Mr. Sheer, seconded by Mr. Hayes, to issue an Order of Condition for 94 Oak Street with the conditions a compost sock and orange construction fence is installed and inspected prior to start of work and trash and invasive plants are removed from the lot. Unanimous.

NOI – Lot 1A Laura Lane – Clare – Present is Christine Meaney of Site Design Professionals requesting an Order of Conditions to install a swimming pool and deck in rear yard. Grading is directing the water to the wetland. There is an existing patio.

Mr. Rogers states the plan should show the proposed grading and fence.

The Commission suggests the spa be moved to the other side (front of pool).

Motion made by Mr. Pare, seconded by Mr. Rogers, to issue the Order of Conditions with the conditions that organic fertilizer be used on lawn in perpetuity a revised plan is received stating that the infiltration has been sized and a dewatering plan is submitted.

Mr. Sullivan recuses himself from the next hearing and leaves for the evening.

NOI –#338-0? – 301-323 Washington Street – Petruzzello Properties – Present is Matthew Smith of Norwood Engineering and Giorgio Petruzzello requesting a Land Disturbance Permit under the Westwood Stormwater bylaw. There are two existing commercial buildings on the site. A mixed use building with both residential and commercial uses is proposed for 317 and 323 Washington Street to replace two existing buildings. The 41,362 sf combined lot is primarily impervious with building and pavement. The proposed plan will reduce the impervious area slightly and require minimal land clearing. This project has been extensively reviewed by BETA

Engineering under the Planning Board review. Best Management Practices consist of two deep sump catch basins to direct stormwater runoff to a stormwater management area consisting of Stormtech SC-740 Chambers with an isolator row of chambers as pre-treatment. The chambers will act as an infiltration/detention system; the drainage will flow through 2 control structure manholes and ultimately discharge into the existing municipal drainage system in Washington Street. The calculations are based on the soils.

Motion made by Mr. Pare, seconded by Mr. Rogers, to issue a Stormwater Permit with the conditions compost sock be installed prior to start of work, construction apron is installed and must drive through on way out of projects and silt sacks be installed in catch basins within 50 feet. Unanimous.

Executive Session (If/as needed)

Action Items -

1. 42 Whitney Ave.- #338-0190, #338-0167 – Complete Certificate of Compliance - Ms. Catrone states she has inspected the site and everything is in order.

Motion Made by Ms. Hayes, seconded by Mr. Pare to issue the Certificate of Compliance. Unanimous.

2. 40 Whitney Ave—#338-0191, #338-0166 - Complete Certificate of Compliance - Ms. Catrone states she has inspected the site and everything is in order.

Motion Made by Ms. Hayes, seconded by Mr. Pare to issue the Certificate of Compliance. Unanimous.

3. Request for Extension – University Station - #338-0422 – Ms. Catrone explains that the applicant would like to extend the Order of Conditions because the project will be completed in phases.

Motion made by Ms. Hayes, seconded by Mr. Weston to extend the Order of Conditions for three (3) years. Unanimous.

4. 401 Sandy Valley Rd.-#338-0488, #338-0467, #338-0457, #338-0350-Certificates of Compliance – Present is Rob Truax or GLM Engineering, Nick Pratt of Land Quest requesting a four Certificates of Compliance for past projects at 401 Sandy Valley Road. Mr. Truax explains the property is under agreement and the future owners would like to get the Orders of Conditions closed out. Ms. Catrone states she has been to the site on several occasions. All proposed work (that was not denied or withdrawn) has been completed.

Motion made by Ms. Hayes, seconded Mr. Weston to issue Certificates of Compliance for 338-0488, 338-0467, 338-0457 and 338-0350. Unanimous.

Discussion Items -

1. 131 Bay Colony Drive –Present is Mr. DeSimone who states he is working on the replication plan and will file as soon as possible. Mr. Rogers states maybe the contractor could come up with some larger trees to plant on the site.
2. Repaving in kind – 34 Southwest Park – The Commission agrees they would like to see a filing for the proposed paving.
3. Whitney Ave – Certificates of Compliance
4. 438 Clapbaordtree Street -
5. Wentworth Street Conservation Land request
6. Perry-Crouse Pond vegetation management

7. Haslam Pond vegetation, dam and outlet
8. 42 Mill Street pond vegetation, dam and outlet
9. Future East Street Bridge replacement, road widening and stormwater system

Form signing

Confirm Next Meeting Date, Time, Anticipated Attendees, and known an Anticipated Topics

Close meeting