

TOWN OF WESTWOOD

Commonwealth of Massachusetts

John Rogers, Chairman
Diane Hayes, Vice
Chair
Brian Gorman
R.J. Sheer
Charles Pare
Todd Sullivan
Todd Weston



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CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: June 14, 2017 at 7:00 p.m.
Location: Champagne Meeting Room, 50 Carby Street, Westwood, MA

7:00 p.m.

The Conservation Commission meeting of June 14, 2017 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street with the following members present: John Rogers, Diane Hayes, Brian Gorman, R. J. Sheer and Charles Pare. Also present is Karon Skinner Catrone, Conservation Agent.

Approval of minutes – Motion made by Mr. Pare, seconded by Mr. Sheer, to table the minutes of May 24, 2017. Unanimous.

Mr. Rogers, as Chairperson, appoints Mr. Gorman as an official member to make the quorum for this evening's meeting.

Discussion Items

1. Open Space and Recreation Plan – There are 100 lots in town that have different levels of restrictions. 40 of these lots are full parcels. Deeds need to be pulled for the inventory that was prepared. Nora is of the opinion that this must be developed in house by staff. If we want to advance that and get help we are going to have to petition the selectmen.
Helen can ask Dedham for their RFP. John and Helen can get the Plan Holder's list.
2. Presentation on Cultex systems – Charles Pare - tabled

Action Items

1. Certificate of Compliance – DEP #338-0612 – 105 Farm Lane – Guzovsky – Ms. Catrone state the site is stabilized and the plantings are established. The infiltration system is not shown on the as built but Ms. Catrone state she inspected the two systems prior to backfill.
Motion made by Mr. Rogers, seconded by Mr. Sheer to table the request for a Certificate of Compliance to the next meeting to allow the applicant to submit a plan showing the infiltration system. Unanimous.
2. Vote to return funds held in performance account – #338-0222 – Oak Hill Estates. Ms. Catrone states this project is very old. She has check with the Planning Board and there are no outstanding problems.
Motion made by Ms. Hayes, seconded by Mr. Pare, to return the funds. Unanimous.
3. 295 Grove Street – violation - Ms. Catrone states she has not received any new information. The Commission agrees Ms. Catrone should send a letter requesting the status of the replication and advise the owner of the next two meeting. The letter should remind the owner there is no meeting in August.
4. 99 Thompson Ave. – tree removal – Mr. Pare states he will do a site visit.

Hearings

Stormwater Notice of Intent –SWP – 3A Phillips Way – Fengler

Present is Daniel Merrikin of Merrikin Engineering representing Keith Fengler. Mr. Fengler is requesting a Land Disturbance Permit under the Westwood Stormwater Bylaw. Mr. Merrikin state the owner is proposing a single family house for his growing family. The proposed project kicks off the 1/2 acre thresh hold of land disturbance. We are proposing a compost sock and construction fence as the limit of work in the back and on the sides of the lot. There are two cultex 150 systems shown on the plan for roof runoff. Silt sacks will be installed in the catch basins. He states there are two neighbors here tonight. We are going to work with them over the next couple of weeks and come back with a screening berm. There is some grading work that goes off property. We will be getting a letter from abutter stating they approve of the work on their lot.

Mr. Rogers asks that they be sure to stabilize the front slope which is very steep.

Mr. Merriken states we are proposing a retaining wall to prevent erosion.

Mr. Rogers states the drainage from the driveway will go to the street.

Mr. Merrikin states there are catch basins and separators in the street which are directed to the detention basin. He assures the commission runoff will not be a problem

Mr. Rogers states Ms. Catrone and I visited the site on 6/13/17. The contours in the rear of the lot require a fair amount of tree cutting. If the limit of work is pulled back only a sliver of yard will be lost and vegetation removal and the grading work would not be necessary.

Mr. Merrikin states he would like to request a continuance to the next meeting to allow the homeowner and neighbors to review the plan and make possible changes.

Michael Argiros of 16 Pettee Pond Drive asks if abutters will have an opportunity to be heard at the next meeting. Mr. Rogers responds yes.

Motion made by Mr. Hayes, seconded by Mr. Sheer, to continue the hearing to the June 28, 2017 meeting at 7:00 p.m. at the request of the owner. Unanimous.

Notice of Intent –DEP #338-0642 – 131 High Rock Street – Bauer – Continued from 5/10/17

Chris Gaboriault from GLM is present representing Sara Bauer. The applicant is proposing the construction of a retaining wall and patio in the rear yard and a fence in the rear and sides of the yard.

Mr. Gavoriault states the retaining wall is shown at the original limit of work line. We have also shown more detail on the retaining wall.

Ms. Hayes states there is work within the 35 foot buffer.

Mr. Gavoriault states this is the original limit of work which has been approved by the Commission.

Mr. Pare states this wall will have to be designed by a structural engineer.

Mr. Truax of GLM states it will be designed by a structural engineer. The company designs the wall but will not give you a stamped plan until the blocks are purchased.

Ms. Hayes state she does not understand why the applicant is proposing work in the 35 foot buffer.

Mr. Rogers states there is now a slope which was created under the last order. They are proposing a stabilized wall inside the previously approved limit of work.

Ms. Hayes states the compost sock was there for the removal of the shed.

Mr. Rogers states the compost sock is within the limit of work that was originally approved. The advantage of the wall is that it will give the rear yard an end.

Mr. Pare request the wall be marked in the field and we will do a site visit.

Mr. Rogers states the encroachment has already been done.

Ms. Hayes asks how much work area will be needed to install the wall.

Mr. Rogers replies one or two feet.

Mr. Rogers states we do not have to approve anything. We could require they leave the area as is.

Ms. Bauer state she and her husband are concerned with safety and would like to have a clear end to the back yard.

Mr. Gorman states this project is approaching the 10 foot buffer.

Mr. Pare and Ms. Hayes will do a site walk. Mr. Truax will mark the wall at the site.

Motion made by Mr. Pare, seconded by Mr. Gorman, to continue this hearing to the June 28, 2017 meeting to allow the members to do a site visit with the placement of the fence and wall marked in the field. Unanimous.

Stormwater Notice of Intent –SWP #008 – 16 Delapa Circle – Delapa – continued from 5/24/17

Present is Rob Truax of GLM representing Mr. Delapa. Mr. Truax explains after the last meeting he spoke with Ms. Catrone and made her suggested changes to the plan. We did a test pit and found no water. The disturbance is just over 5000 sq. ft. There is a chart on the plan showing this information. We have added trees and will also have landscape trees.

Mr. Truax suggests the Commission put a condition in the Order requiring silt sacks be installed in the catch basins and a construction apron be installed to catch soil before vehicles exit the property. The foundation sits on the existing grade. The cultex system has been sized for a 100 year storm.

There is one lot left in the subdivision. Ms. Catrone reminds him that they will have to file if there is over 5000 sq. ft. of disturbance.

Motion made by Ms. Hayes, seconded by Mr. Sheer, to issue a stormwater permit. Unanimous.

Notice of Intent –DEP #338-0646 – 35 Autumn Drive – Gobbi – Single Family Home – Continued

from 5/24/17 - Present is John Glossa of Glossa Engineering representing Frank Gobbi. Mr. Gobbi is requesting an Order of Conditions for a single family home at 35 Autumn Drive. Mr. Glossa states this is the third Order of Conditions for this lot. The last Order will expire in July.

Mr. Pare states the applicant has done a lot of work on these lots.

Mr. Glossa states flood compensation was allowed under the rules and regulations when the road was constructed.

Eric Deehan, owner of lot 19, states he is concerned about the easement that runs from the flood compensation system on his property to a flared end section on 35 Autumn Drive.

Mr. Glossa suggests the Commission make an ongoing condition in the Order that the flared end outlet remains clean and clear flowing.

The Commission agrees they would like granite post with a plate epoxied to the post stating this is a wetland area. The commission discusses where they would like to see the wetland boundary posts.

Motion made by Mr. Pare, seconded by Ms. Hayes, to issue a standard Order of Conditions with an ongoing condition that the flared end outlet remains clean and clear flowing and wetland boundary post are installed as discussed. Mr. Rogers votes no. Motion passes 4 to 1.

Notice of Intent –DEP #338-0645 – 32 Autumn Drive – Gobbi – Single Family Home – Continued

from 5/24/17 - Present is John Glossa of Glossa Engineering representing Frank Gobbi. Mr. Gobbi is requesting an Order of Conditions for a single family home at 32 Autumn Drive. This lot has a manhole that is part of a flood plain compensation storage apparatus on lot 19. Mr. Glossa suggests there be an ongoing condition as part of the Order of Conditions that requires the drain manhole be maintained to allow the free flow of flood water.

The Commission would like to see six (6) granite wetland boundary posts shown on a revised plan.

Motion made by Mr. Pare, seconded by Ms. Hayes to issue a standard Order of Conditions with the conditions the owner of this lot is responsible for maintenance of manhole DMH R=173.62 and any drain pipes on the property and six (6) granite wetland boundary markers be shown on a revised plan. Mr. Rogers votes no. Motion passes 4 to 1.

Notice of Intent –DEP #338-0644 – 4 Autumn Lane – Gobbi – Single Family Home – Continued from 5/24/17 - Present is John Glossa of Glossa Engineering representing Frank Gobbi. Mr.Gobbi is requesting an Order of Conditions for a single family home at 4 Autumn Lane. Mr. Glossa states this project was not constructed because Frank Gobbi was involved in a law suit with the Town of Norwood. This lot has flood plain in the rear of the property approximately 70 feet away from the limit of work. The proposed house is smaller than the other proposed homes. He states he can add wetland boundary markers on the 35 foot buffer.

Ms. Hayes states this plan is allowing the applicant to build to the edge of the 35 foot buffer. She asks if the house can be shown smaller so the owners have a larger back yard.

Mr. Glossa states we can make the patio smaller

Mr. Pare states he would like to see wetland boundary post. The patio and infiltration system can remain.

Motion made by Mr. Pare, seconded by Ms. Hayes, to issue a standard Order of Conditions with the conditions four (4) wetland boundary posts on the 35 foot buffer and native plantings are planted inside the limit of work along the rear of the property. Mr. Rogers votes no. Motion passes 4 to 1.

Motion made by Mr. Pare, seconded by Mr. Sheer to adjourn the meeting. Unanimous.