

**Town of Westwood**  
Commonwealth of Massachusetts



Todd Sullivan – Vice Chair  
Vesna Maneva  
Debra Odeh  
Grace Weller  
Elias Fares  
Michael Walsh  
Stephen Harte  
R.J. Sheer - Associate

Karon Skinner Catrone, Conservation Agent  
[kcatrone@townhall.westwood.ma.us](mailto:kcatrone@townhall.westwood.ma.us)  
(781) 251-2580

**CONSERVATION COMMISSION**

**Minutes: Conservation Commission Meeting Date: November 8, 2023 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 November 8, 2023 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street, with the following members present: Debra Odeh, Grace Weller, Michael Walsh, Stephen Harte and Elias Fares. Members Vesna Maneva and Todd Sullivan and associate member R.J. Sheer are absent. Also present is Karon Skinner Catrone, Conservation Agent.

Ms. Weller, acting chairperson, announces this meeting is being recorded.

- Minutes to be Approved – February 8, 2023, March 22, 2023, June 14, 2023, September 13, 2023, September 27, 2023 and October 25, 2023.

**Motion made by Ms. Odeh, seconded by Ms. Weller to approve the minutes of October 25, 2023. Unanimous.**

**Action Items:**

1. BETA – Conservation Land Management Plan – Jonathan Niro of BETA is present to discuss the Conservation Land Management Plan that BETA was contracted to complete for the Conservation Commission under an Earmark Grant. He states BETA has vetted out the following properties they would be looking at which include: Rock Meadow Brook Conservation Area, Lowell Woods, Mulvehill Conservation Area, Grim Conservation Area, Wight/Mill Brook Conservation Area, Pignatelli/Mill Brook Conservation Area and Traylor Conservation Area. They have listed field assessment results and recommendations and opportunities. Cost for recommended work will be provided.

Ms. Odeh asks what BETA's sense is of the town's conservation lands.

Mr. Niro states at Grim Conservation Area and Lowell Woods they saw many residents walking and the signage was good but there is a lot of room for educational signage/areas. There are some patches of the more popular invasive plants. Volunteer work would go a long way for this. Litter could be reduced with signage.

Ms. Weller asks when can we expect the final report.

Mr. Niro states probably winter of 2024.

The Commission thanks Mr. Niro for this work.

2. 472 Summer Street – DEP #338-0716 - Request for Certificate of Compliance – Anderson – Present are Zoey Sanchez of Goddard Consulting, Edmond Spruhan and Guillermo Beltran of Spruhan Engineering and Rosemary Traini of Traini Law Offices, representing Brain Anderson, owner of 472 Summer Street.

Ms. Weller states this Action Item was continued from the last meeting to allow Spruhan Engineering to revise the plan. There were several discrepancies on the plan which Spruhan Engineering stated he would address.

Ms. Catrone states the Commission does not have a quorum for this project. Mr. Walsh and Mr. Harte have missed more than one meeting regarding this Action Item. This Action Item must be continued.

**Motion made by Ms. Odeh, seconded by Mr. Walsh, to continue the Action Item for the Request for Certificate of Compliance for 472 Summer Street to December 13, 2023 at 7:00 pm at 50 Carby Street. Unanimous.**

3. 125 Conant Road – DEP #338-0672 - Request for Certificate of Compliance – Malone – Ms. Catrone states the as-built plan that was submitted does not show what is on the property. She has spoken to the homeowner and he will contact the engineer to have this corrected.

**Motion made by Mr. Walsh, seconded by Ms. Odeh, to continue the Action Item for the Request for Certificate of Compliance for 125 Conant Road to December 13, 2023 at 7:00 pm at 50 Carby Street. Unanimous.**

4. 326-350 Blue Hill Drive – DEP #338-750 and #338-751 – Request for Minor Modification - Petrozzi  
Present are Lou Petrozzi, owner, and Steve Locke of Dedham Westwood Water District.

Mr. Petrozzi is requesting a minor modification to relocate the watermain to the right and rear of Lot 1.

Mr. Petrozzi was present at the September 13, 2023 meeting and received a negative determination to move the waterline between lots 2 and 3 but would like to move the line to the right and rear of lot 1 because there is already an easement in this location.

Mr. Locke states Mr. Petrozzi's current request is how the main was intended to be installed. He states: This is a great opportunity to rectify the situation. This plan would create less friction loss.

Ms. Catrone suggests planting a pollinator meadow in the easement.

**Motion made by Mr. Walsh, seconded by Ms. Odeh to close the Action Item for the request for minor modification for the relocation of the water main on lot 1 of 326 -350 Blue Hill Drive. Unanimous.**

**Motion made by Mr. Walsh, seconded by Mr. Fares, to approve the request for minor modification for the relocation of the water main on lot 1 of 326 -350 Blue Hill Drive with the condition a planting plan is submitted and approved by the Commission to include both a pollinator meadow in the area of the easement and trees and shrubs on the house side of the easement. Unanimous.**

### **Public Hearings:**

#### **Update Rules and Regulations**

**Discuss and vote on revisions to the Westwood Conservation Commission Regulations, including Wetlands Bylaw Regulations and Stormwater Management Regulations. The Conservation Commission will also discuss and vote on proposed new Regulations for the Management of Conservation Areas.**

Ms. Catrone states the main updates and revisions to the Westwood Conservation Commission Regulations, including Wetlands Bylaw Regulations and Stormwater Management Regulations and the Regulations for the Management of Conservation Areas include language regarding changes in the submittal process. The Commission is now requiring online submittal for all applications. Paper copies are no longer required. These changes can be found in section 6 and section 7 of the Stormwater Management Regulations and the Land Disturbance applications and checklists. The revisions also include language for changes to the dog walking regulations on conservation owned property as follows:

#### **Dog-Walking Rules for Conservation Land**

- ALL DOGS shall be licensed, leashed and under control at all times
- NO DOG-WALKERS shall walk more than TWO dogs at a time
- ALL DOG-WALKERS shall clean-up after dogs
- ALL DOGS shall be kept on established paths at all times
- NO DOG shall enter ponds, watercourses, or wetlands
- NO DOG shall harass wildlife
- COMMERCIAL DOG-WALKERS shall comply with ALL of the above requirements and shall carry a valid Commercial Dog-Walker Permit issued by the Westwood Conservation Agent pursuant to the Conservation Commission's Dog-Walking Regulations

Call 781-320-1000 to promptly report any violations to the Westwood Police Department

Ms. Catrone states signs with this language will be posted at all conservation owned properties.

Present is Jeff Lawrence of 587 Gay Street. He explains the issues he has had with dog walking companies at Lowell Woods. He has submitted many pictures and videos of dog walking companies with dogs out of control. He has been physically attacked by the dogs and verbally attacked by the dog walkers.

**Motion made by Ms. Odeh, seconded by Mr. Walsh, to close the Action Item for revisions to the Westwood Conservation Commission Regulations, including Wetlands Bylaw Regulations, Stormwater Management Regulations and proposed new Regulations for the Management of Conservation Areas. Unanimous.**

**Motion made by Ms. Odeh, seconded by Mr. Walsh to approve the updates and revisions to the Westwood Conservation Commission Regulations, including Wetlands Bylaw Regulations and Stormwater Management Regulations and language for Regulations for the Management of Conservation Areas to include the language for signs stated above. Unanimous.**

**22 Everett Street – Notice of Intent – DEP #338 -0754 - Petruzzello**

Mixed Use – Continue from 10/25/23

**Motion made by Mr. Walsh, seconded by Ms. Odeh, to continue the hearing for 22 Everett Street to December 13, 2023 at 7:00 pm at 50 Carby Street to allow the applicant to get approval from the Planning Board. Unanimous.**

**42 Mill Street – Notice of Intent – DEP # 338-0756 – Delapa**

Dam repair and access road – Continue from 10/25/23

**Motion made by Mr. Walsh, seconded by Ms. Odeh, to continue the hearing for 42 Mill Street to December 13, 2023, 2023 at 7:00 pm at 50 Carby Street to allow BETA to complete the peer review. Unanimous.**

**97 Blueberry Lane – Stormwater Notice of Intent – SMP # ? – Vaughn**

Tear down and rebuild– Continue from 10/25/23

**Motion made by Mr. Walsh, seconded by Ms. Odeh, to continue the hearing for 97 Blueberry Lane to December 13, 2023 at 7:00 pm at 50 Carby Street to allow BETA to complete the peer review. Unanimous.**

**100 Farm Lane- Notice of Intent - DEP #338-0761 – Vernon/Culgin** – Continued to 10/25/23

Soak pool, patio and sport court

Ms. Catrone states the Commission does not have a quorum for this project. Mr. Walsh and Mr. Harte have missed more than one meeting regarding this project.

**Motion made by Ms. Odeh, seconded by Mr. Walsh, to continue the hearing for 100 Farm Lane to December 13, 2023 at 7:00 pm at 50 Carby Street. Unanimous.**

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

**Discussion Items continued:**

1. Potential Tree policy/ordinance/bylaw  
<https://www.mass.gov/doc/tree-bylaw-and-ordinance-guide/download>
2. Assure Select Board's awareness of above items, clarify oversight of the Town's existing conservation lands and discuss potential Conservation Land Management Plan  
<https://www.townhall.westwood.ma.us/home/showpublisheddocument/7288/637012120637130000>
3. Commissioners' observations around town and next scheduled site visits
4. Update on significant projects and other topics not reasonably anticipated
5. Actively make buyers, property owners and realtors aware of WPA, wetland ordinance and stormwater

**Upcoming Meeting:** 12/13/23 – in person meeting

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