

**Town of Westwood**  
Commonwealth of Massachusetts



John Rogers, Chairman  
Stephen David  
Helen Gordon  
Vesna Maneva  
Todd Sullivan  
Todd Weston

Karon Skinner Catrone, Conservation Agent  
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**CONSERVATION COMMISSION**

**Minutes: Conservation Commission Meeting Date: July 28, 2021 at 7:00 p.m.**

**Location: Remote Meeting**

**7:00 p.m. – Call to Order**

Stephen David, acting chair for this meeting, states the Westwood Conservation Commission meeting of **Wednesday July 28, 2021 at 7:00 p.m.** is being held through Zoom due to the COVID-19 state of emergency and in compliance with the Governor's March 12, 2020 Order suspending certain provisions of the Open Meeting Law MGL C. 30A, §18 and the Governor's March 23, 2020 Emergency Order imposing limitations on the number of people that may gather in one place.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89913174170?pwd=akxWaNWPalQ1akRnZ2RDMDZF5UU16QT09>

Passcode: 571082

Or Telephone:

877 853 5257 (Toll Free)

Webinar ID: 899 1317 4170

The following members are present: Stephen David (acting chairperson), John Rogers, Todd Sullivan, Todd Weston and Vesna Maneva. Member Helen Gordon was absent. Conservation Agent, Karon Skinner Catrone was also present.

Mr. David announces this meeting is being recorded.

**Approval of Minutes:** Consideration of Minutes for Meeting of May 13, 2020 and May 27, 2020, June 10, 2020, June 24, 2020, July 8, 2020, December 9, 2020, February 24, 2021 and June 23, 2021.

Mr. Sullivan recuses himself for the next discussion.

**Action Items:**

1. Informal discussion – 909 and 909R High Street – addition and new building  
Present are Kristine Meaney of Site Design Professionals and Todd Sullivan to discuss a proposal for the adaptive reuse of the Obed Baker House, located at 909 and 909R High Street. Mr. Sullivan is proposing to renovate the existing Obed Baker house to a 2 family home with parking off the cemetery driveway and construct a 3,738 sq. ft. commercial building with parking in the rear of the Obed Baker House with landscaping to enhance the area.  
Ms. Meaney states she is working on a plan and will then be presenting to Town Meeting for redevelopment under an FOUMB. The existing DPW barn would be rebuilt in a different location in the cemetery. We would have to go to MassDOT to modify the entrance way. The parking lot and commercial building are proposed outside the 35' buffer. We would be proposing invasive plant removal and removal of trash as mitigation for the project.  
Ms. Maneva asks if this project would be heard by the Planning Board.  
Ms. Meaney states, if passed at Town Meeting, this would go to Planning Board, Conservation Commission and Zoning Board of Appeals.  
Ms. Maneva comments on the strange position of the commercial building.  
Ms. Meaney states we need to keep the building as far from High Street as possible.  
Mr. Rogers states it is a little difficult to decipher what is proposed and what is existing.  
The Commission agrees they do not see any major problems with the design.  
The Commission ends the discussion.

Mr. Sullivan returns to the meeting.

Mr. Weston leaves the meeting.

2. Minor Modification – Recess Way – DEP #338-0711 – subsurface infiltration - Present is Jeff Murphy of Beals and Thomas, 144 Turnpike Road, Southborough, MA 01772 on behalf of Old Grove Partners, P.O. Box 920358, Needham, MA.

Mr. Murphy states the applicant is requesting a minor modification to Order of Conditions DEP #338-0711 to convert detention basin #1 and infiltration system #2 to subsurface infiltration systems as shown on the plan titled “RECESS WAY SUBDIVISION WESTWOOD MASSACHUSETTS SITE PLAN” sheet 1.0, dated August 19, 2021 (last revision date 5/24/21) by Beals and Thomas, Inc. Swales will catch run off and direct it to the systems. The larger system will catch the driveway and lawn run off and can handle more water than the previously designed system.

Mr. David states he does not see a problem with this modification and it will be more pleasing space for homeowners.

Mr. Sullivan agrees.

Mr. Murphy states perimeter drains will bring water to the systems. The heavy black line on the plan is an impervious barrier along the edge of the basin.

**Motion made by Mr. David, seconded by Mr. Rogers to approve the minor modification with the condition the engineer add a detail for the perimeter drain to the plan. Unanimous.**

#### **Public Hearings:**

**42 Mill Street – Notice of Intent - DEP #338-0706 – Delapa** – Ms. Catrone states the applicant has requested another continuance to September 8, 2021.

**Motion made by Mr. Rogers, seconded by Mr. Sullivan, to continue the hearing for 42 Mill Street to September 8, 2021 at 7:00 pm. at the request of the applicant. Unanimous.**

#### **229 High Street– Land Disturbance Notice of Intent - DEP #338-057** – continued from 6/23/21

The Commission opened the public hearing and reviewed copies of the Stormwater Land Disturbance Notice of Intent for 229 High Street for the demolition of the existing 2,898 sq. ft. house and construction of a 4,782 sq. ft. house, including the following:

1. Stormwater Management Application for 229 High Street, submitted by Gamze Munden of Munden Engineering, of P.O. Box 286, Canton, MA 02021, including forty-one (41) pages;
2. Plans titled “229 High Street Residence Westwood, MA”, revised plans dated 7/19/2021 (Peer Review Comments), including six (6) sheets;
3. Letters from BETA regarding “229 High Street Land Disturbance (Stormwater) Peer Review dated June 17, 2021 and July 23, 2021, including ten (10) pages;
4. Letter from Munden Engineering regarding “229 High Street Disturbance (Stormwater) Peer Review”, dated July 20, 2021, including five (5) pages;

Present is Jamie Veillette of Munden Engineering. Ms. Veillette states the applicant is proposing to tear down the existing 2,898 sq. ft. single family house and rebuild a 4,782 sq. ft. single family house with driveway and retaining walls. The project was reviewed by the Town Engineer and Munden Engineering has responded to all comments. The existing gravel portion of the driveway will remain gravel as shown on the plan. The retaining wall will be 11 feet high.

The existing runoff flows to the front and rear yard. The proposed plan captures the roof and paved portion of the driveway.

Mr. Rogers asks that the engineer speak to the owner about hiring a qualified contractor who has experience with the drainage associated with this type of wall.

**Motion made by Mr. Rogers, seconded by Mr. Sullivan, to issue an Order of Conditions with the conditions the existing gravel portion of the driveway remain gravel and the retaining wall must be certified by an engineer upon completion. Unanimous.**

#### **1270 High Street – Request for Determination – Town of Westwood Affordable Housing**

The Commission opened the public hearing and reviewed copies of the Request for Determination of Applicability for 1270 High Street for the demolition of the existing garage, including the following:

1. WPA Form 1 – Request for Determination of Applicability, submitted by Karon Skinner Catrone, including four (4) pages;

2. GIS Plans and picture including two (2) pages;

Ms. Catrone explains this is a town owned property under the care of Westwood Affordable Housing Authority. A tree fell on the garage at the property and the town would like to demolish the garage and create lawn in its place.

**Motion made by Ms. Maneva, seconded by Mr. Rogers, to issue a negative Determination of Applicability #3 with the conditions a compost sock and orange construction fence be installed prior to start of work and the area is loomed and seeded upon completion of the project. Unanimous.**

#### **290 Summer Street – Notice of Intent - DEP #338-0721 – Sora Realty**

Ms. Catrone states the applicant has requested a continuance to make some changes to the plan.

**Motion made by Mr. Rogers, seconded by Mr. Sullivan, to continue the hearing for 290 Summer Street to September 8, 2021 at 7:00 pm. at the request of the applicant. Unanimous.**

#### **10 Orchard Circle – Notice of Intent - DEP #338-0719 – Redlener** – continued from 6/23/21

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 10 Orchard Circle for the installation of an in-ground pool, including the following:

1. WPA Form 1 – Notice of Intent, submitted by Jenna Redlener, owner of 10 Orchard Circle, including nine (9) pages;
2. Plan titled “PROPOSED POOL PLAN LACATED AT 10 ORCHARD CIRCLE” dated 4/28/21 revised 7/14/21 including one (1) page;

Ms. Catrone states this hearing was continued from 6/23/21 to allow the applicant to add infiltration to the plan. The Commission agrees they want to see the pool tied into the infiltration system.

Ms. Maneva states the applicant should give the commission an explanation of how the invasive plants will be removed and what the owners plan to plant to discourage regrowth.

**Motion made by Ms. Maneva, seconded by Mr. Rogers, to issue an Order of Conditions with the conditions the pool is tied into the infiltration system and the applicant submit a narrative as to how they will be removing the invasive plants and what they plan to replant to discourage regrowth. Unanimous.**

#### **92 Pine Lane – Notice of Intent - DEP #338-0722 – Morrissey**

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 92 Pine Lane for the construction of an addition and deck, including the following:

1. WPA Form 3 – Notice of Intent, submitted by Susan McArthur of McArthur Environmental Consulting, LLC, Framingham, MA, including twenty-one (21) pages;
2. Plan titled “CERTIFIED PLOT PLAN LOCATED AT 92 PINE LANE” dated 7/31/21 including one (1) page;

Present is Susan McArthur of McArthur Environmental Consulting, LLC, 57 Eaton Road, Framingham MA 01701.

Ms. McArthur states the applicant is proposing the construction of an addition/garage, deck and driveway to the existing single family house. The applicant would also like to remove a maple tree in the rear yard and install a raingarden to catch the driveway run off.

Ms. Catrone states she met Ms. McArthur on site and adjusted a few flags which are shown on the plan.

Ms. McArthur states they are proposing a White oak to replace the Red Maple which the owner is requesting to remove.

**Motion made by Mr. Rogers, seconded by Mr. David, to issue an Order of Conditions for 92 Pine Lane with the standard conditions. Unanimous.**

#### **100 High Street – Notice of Intent- DEP #339-0723 – Westwood Pavilion**

The Commission opened the public hearing and reviewed copies of the Notice of Intent for 100 High Street for an additional parking area in the rear of the building, including the following:

1. WPA Form 3 – Notice of Intent, submitted by Mark Beaudry of Meridian Associates, Inc. of 500 Cummings Center, Suite 5950, Beverly, MA 01915, including thirty-three (33) pages;
2. Plan titled “100 HIGH STREET PROPOSED PARKING LOT IMPROVEMENTS”, sheets 1 – 4 and 1 of 1 dated 7/15/21 including five (5) sheets;

Present is Mark Beaudry of Meridian Associates representing Westwood Pavilion.

Mr. Beaudry states the owner of 100 High Street is having a problem with a shortage of parking and would like to add an additional parking area in the rear of the property. He is currently leasing parking from Meditech and would like to have his employees parking on his property. We are proposing an onsite driveway connection which would cross a drainage easement.

Mr. Rogers states Ms. Catrone and I looked at the area.

Mr. Beaudry states the work is proposed in the outer buffer zone. We are proposing 2,830 sq. ft. of impervious area within the buffer. There are cultex chambers in the driveway. The overflow will be directed to the drainage swale. The driveway will have less than 10% grade. All runoff from the parking lot will go through the infiltration system. We will be heard by the Planning Board on 8/17/21 for a waiver of the number of parking spaces.

Ms. Catrone states there is no DEP file number so the hearing must be continued.

**Motion made by Ms. Maneva, seconded by Mr. Rogers, to continue the hearing for 100 High Street to 9/8/21 at 7:00 pm. for issuance of a DEP file number. Unanimous.**

**Discussion Items:**

1. Commissioners' observations around town and next scheduled site visits
2. Current significant projects
3. Reserved for topics not reasonably anticipated to be discussed
4. Actively make buyers, property owners and realtors aware of WPA, wetland ordinance and stormwater ordinance
5. Brief Select Board on Concom and need for Conservation Land Management Plan

There was no discussion regarding the Discussion Items.

**Motion made by Mr. Sullivan, seconded by Mr. Rogers to adjourn the meeting. Unanimous.**

**Upcoming Meeting:** 9/8/2021 REMOTE PARTICIPATION

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