

Town of Westwood
Commonwealth of Massachusetts

Todd Sullivan
Vesna Maneva
Debra Odeh
Grace Weller
R. J. Sheer
Elias Fares



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

CONSERVATION COMMISSION

Minutes: Conservation Commission Meeting Date: September 27, 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 September 27, 2023 was called to order at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street, with the following members present: Grace Weller, Debra Odeh, Todd Sullivan and Vesna Maneva. Member Elias Fares and associate member R.J. Sheer are absent. Also present is Karon Skinner Catrone, Conservation Agent.

Mr. Sullivan announces this meeting is being recorded.

Action Items:

1. Westwood Land Trust/Hale Conservation Restrictions – Present are Karen Manor Metzold of Westwood Land Trust, Rob Warren of Trustees of Reservations, and Eric Arnold of Hale, to discuss a Conservation Restriction on the Hale property.
Mr. Warren states Hale is the largest educational land in Westwood. A conservation restriction would be a legal tool that can continually restrict the land. A conservation restriction would run with the land. He states the owner of a non-profit does not get special benefits. Proposed restrictions would prohibit private land sale. There would be insurance of public recreation and permanent public access. The combined value of the land is over \$90 million. The Conservation Commission does not need to vote at this time.
Hale does have plans for a dining room but this would be limited.
Ms. Maneva asks who would hold the trust.
Ms. Manor Metzold responds the Westwood Trustees and the Town of Westwood.
The Commission thanks the Trustees and Hale for coming tonight.
2. 472 Summer Street – DEP #338-0716 - Request for Certificate of Compliance – **Motion made by Ms. Weller, Seconded by Ms. Maneva, to continue this action item to October 11, 2023 at 7:00 pm at 50 Carby Street. Unanimous.**
3. 321 Gay Street – DEP #338-0687- Request for Certificate of Compliance – Mr. Sullivan states Ms. Catrone and I visited the site this morning. All work has been completed as approved. Ms. Catrone shows pictures of the site. **Motion made by Ms. Maneva, seconded by Ms. Odeh, to issue a Certificate of Compliance for 321 Gay Street, DEP #338-0687. Unanimous.**
4. Update rules and regulations – Ms. Catrone states she will have the revisions ready for the next meeting. **Motion made by Ms. Weller, seconded by Ms. Odeh, to continue the discussion for updating the rules and regulations to October 11, 2023 at 7:00 pm at 50 Carby Street. Unanimous.**
5. 39 Partridge Drive – SMP #73 - Request for Certificate of Compliance - Mr. Sullivan states Ms. Catrone and I visited the site this morning. All work has been completed as approved. Ms. Catrone shows pictures of the site. **Motion made by Ms. Weller, seconded by Ms. Odeh, to issue a Certificate of Compliance for 39 Partridge Drive, SMP #073. Unanimous.**

Public Hearings

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

New development

Motion made by Ms. Weller, seconded by Ms. Odeh, to continue the hearing for 22 Everett Street to October 25, 2023 at 7:00 pm at 50 Carby Street to allow the applicant to get approval from the Planning Board. Unanimous.

100 Farm Lane - Notice of Intent DEP #338-0761 – Vernon/Culgin

Soak pool, patio and sport court

The Commission opened the public hearing and reviewed copies of the Notice of Intent (NOI) for 100 Farm Lane, including the following:

1. DEP form 3 Notice of Intent submitted on September 6, 2023, by Mark Allen, Allen Engineering & Associates, Inc of 140 Hartford Avenue East, Hopedale, MA 01747, including twenty-seven (27) pages;
2. Plan – “SITE DESIGN PLAN FOR 100 FARM LANE IN WESTWOOD, MA”, dated September 5, 2023, revised October 24, 2023, submitted by Allen Engineering & Associates, including one (1) sheets;

Present are Zachary Vernon, owner, and Jonathan Scanlon, engineer, requesting an Order of Conditions to install a Soak Pool, basketball court and new patio area in the rear yard of 100 Farm Lane.

Mr. Scanlon states we have made some changes to the swale which seems to be the largest issue. We have also shown the sport court on the plan as pervious.

Ms. Weller states she would like to look at the site. The members choose a site walk time for October 16 at 5pm. Brian Marcelonis of 124 Farm Lane is present and states he was living at this location when the contractor knocked down the previous house. Water was running through his rear yard.

Joanne Hennessy of 186 Pleasant Valley Road is present and states she is concerned about the noise from the basketball court and asks for trees planted as buffer by court.

Motion made by Ms. Weller, seconded by Ms. Odeh to continue the hearing for 100 Farm Lane to October 25, 2023 at 7:00 pm at 50 Carby Street to allow Ms. Weller and other members to take a look at the site. Unanimous.

42 Mill Street – Notice of Intent – DEP # 338-0756 - Delapa – Continued to 9/27/23

Dam repair and access road – Continue from 9/13/23

Motion made by Ms. Weller, seconded by Ms. Odeh, to continue the hearing for 42 Mill Street to October 11, 2023 at 7:00 pm at 50 Carby Street to allow BETA to complete their peer review. Unanimous.

906 – 936 Clapboardtree Street – Stormwater – SMP # 099 – Xaverian Brothers High School

Additional parking and demolition of single-family home

The Commission opened the public hearing and reviewed copies of the Stormwater Land Disturbance Application for 906 – 936 Clapboardtree Street, including the following:

1. Land Disturbance Application and associated documents submitted on August 7, 2023 by Connor Ennis of Bohler Engineering, 352 Turnpike Road, 3rd floor, Southborough, MA 01772, including fourteen (14) pages;
2. Plan – “PROPOSED SITE PLAN DOCUMENTS FOR XAVERIAN BROTHERS HIGH SCHOOL PROPOSED PARKING LOT”, last revised 9/15/23, submitted by Bohler Engineering, including eighteen (18) sheets;

Present are Jacob Conca of Xaverian Brothers High School and Eric Dubrule of Bohler Engineering, requesting a Land Disturbance Permit to construct a new 121 parking space parking lot located east of the existing baseball field. An additional bay of 54 paved parking spaces has been designed and planned for as it relates to earthwork, stormwater runoff rates, treatment and volumes. This project does not propose to construct this parking lot as part of this application. Xaverian is proposing to install stormwater for both parking lots under this application.

Eric Dubrule states this project was fully reviewed by BETA. The east side of the project will be green space above the underground infiltration system. We are proposing seed mix on the slope which will have a slope of 3 to 1. Four mature trees were identified to remain.

The Commission agrees the screening trees along the property line should be staggered for a natural look.

Ms. Maneva states a wildflower mix should be used which should require a maintenance speck.

Motion made by Ms. Maneva, seconded by Ms. Odeh to issue an Order of Conditions for 906 – 936 Clapboardtree Street with the following Conditions:

1. All paved surfaces associated with this project must be kept clean at all times. All silt and debris must be swept up at the end of each work day.
2. A 12” compost sock and orange construction fence are to be installed and inspected prior to start of work.
3. Organic fertilizer must be used on the lawn in perpetuity.
4. An agent of the Town must observe the excavation for the infiltration systems, prior to

installation to confirm soil texture and depth to seasonal high ground water.

5. The infiltration system must be inspected by the Conservation Commission Office prior to backfill.
6. **As a continuing condition of this permit**, the applicant must have the infiltration systems inspected by a qualified person once a year. This person must submit an annual report to the Conservation Commission office regarding the inspection and any required maintenance of the infiltration systems. This report must be submitted prior to May 30 of every year.
7. All new plantings must be native to Massachusetts and have a 100% survival rate after 2 years.

Unanimous.

Discussion Items continued:

1. Potential Tree policy/ordinance/bylaw
<https://www.mass.gov/doc/tree-by-law-and-ordinance-guide/download>
Public comment from Steve Olanoff, 52 Glandore Rd, lists several suggestions for the Commission, including: trail map, hikes and outreach for recreation on town-owned land, Earth week cleanups, tree ordinance, tree planting program, and a land acquisition budget.
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 ordinance

Upcoming Meeting: 10/11/23 – in person meeting

Note: Agenda items and order subject to change

Motion made by Mr. Fares, seconded by Ms. Odeh, to adjourn the meeting. Unanimous.