



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

# Department of Environmental Protection

100 Cambridge Street Suite 900 Boston, MA 02114 • 617-292-5500

Maura T. Healey  
Governor

Kimberley Driscoll  
Lieutenant Governor

Rebecca L. Tepper  
Secretary

Bonnie Heiple  
Commissioner

**February 12, 2025**

In the Matter of  
P.T. Realty Investors, LLC

OADR Docket No. WET-2023-011  
MassDEP File No. 338-0746  
Westwood, MA

## **FINAL DECISION**

In accordance with the Adjudicatory Proceeding Rules at 310 CMR 1.01(14)(b), Bonnie Heiple, Commissioner of the Massachusetts Department of Environmental Protection (“MassDEP” or “the Department”), has designated me the Final Decision-Maker in this administrative appeal.<sup>1</sup>

I adopt the Recommended Final Decision of the Presiding Officer. As such, I affirm the Superseding Order of Conditions (“SOC”), dated August 1, 2023, issued by the Northeast Regional Office of the Massachusetts Department of Environmental Protection in this case, with the addition of special condition 6 from the Order of Conditions (“OOC”). The additional special condition shall require the applicant to submit a revised plan showing the pool filter tied into the infiltration system for seasonal drawdown, as described in the Recommended Final Decision.

<sup>1</sup> 310 CMR 1.01(14)(b) provides in relevant part that “[e]very final decision” in an administrative appeal “shall be in writing and shall be signed by the [Department’s] Commissioner or a designee of the Commissioner.”

This information is available in alternate format. Please contact MassDEP at 617-292-5500.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

The parties to this proceeding are notified of their right to file a motion for reconsideration of this decision, pursuant to 310 CMR 1.01(14)(d). The motion must be filed with the Case Administrator and served on all parties within seven business days of the postmark date of this decision. A person who has the right to seek judicial review may appeal this decision to the Superior Court pursuant to M.G.L. c. 30A, §14(1). The complaint must be filed in the Court within thirty days of receipt of this decision.

A handwritten signature in black ink, reading "Salvatore M. Giorlandino". The signature is written in a cursive style with a horizontal line underneath.

Salvatore Giorlandino  
Chief Presiding Officer

## **SERVICE LIST**

**Petitioner:** Duncan McFarland, Ellen McFarland, Trustees  
Gay Street/Sandy Valley Road Realty Trust  
299 Clapboard Street  
Westwood, MA 02090

**Representative:** Luke H. Legere, Esq.  
McGregor, Legere & Stevens, P.C.  
15 Court Square, Suite #660  
Boston, MA 02108  
[llegere@mcgregorlaw.com](mailto:llegere@mcgregorlaw.com)

**Applicant:** P.T. Realty Investors, LLC  
2 Warthin Circle  
Norwood, MA 02062

**Representative:** Richard Nylen, Jr., Esq.  
Lynch, DeSimone & Nylen, LLP  
10 Post Office Square, Suite 970N  
Boston, MA 02109  
[rnylen@ldnllp.com](mailto:rnylen@ldnllp.com)

**Conservation Commission:** Westwood Conservation Commission  
Karon Catrone, Conservation Agent  
50 Carby Street  
Westwood, MA 02090  
[kcatrone@townhall.westwood.ma.us](mailto:kcatrone@townhall.westwood.ma.us)

**Representative:** Patrick J. Ahearn, Esq., Town Counsel  
Town of Westwood  
50 Carby St  
Westwood, MA 02090  
[pahearn@townhall.westwood.ma.us](mailto:pahearn@townhall.westwood.ma.us)

**MassDEP:** Eric Worrall, Regional Director  
Jill Provencal, Wetlands Section Chief  
Tyler Ferrick, Environmental Analyst  
Heidi Zisch, Chief Regional Counsel  
Northeast Regional Office (NERO)  
150 Presidential Way  
Woburn, MA 01801  
[eric.worrall@mass.gov](mailto:eric.worrall@mass.gov)  
[jill.provencal@mass.gov](mailto:jill.provencal@mass.gov)  
[Tyler.ferrick@mass.gov](mailto:Tyler.ferrick@mass.gov)  
[Heidi.zisch@mass.gov](mailto:Heidi.zisch@mass.gov)

**Representative:** Katherine Blakley, Counsel  
MassDEP/Office of General Counsel  
100 Cambridge Street/9<sup>th</sup> Floor  
Boston, MA 02114  
cc: Jakarta Childers, Program Coordinator  
[katherine.blakley@mass.gov](mailto:katherine.blakley@mass.gov)  
[Jakarta.childers@mass.gov](mailto:Jakarta.childers@mass.gov)