

Wakefield Conservation Commission Minutes – August 1, 2023

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Attendance: Chairman Jim Luciani; Bob Romano, Peter Miller, Teresa Belmonte; Haley McHatton-Ballou; Paul Wendelgass; Agent: Rebecca Davis

Absent: Ken Alepidis

7/11/23 minutes – Ms. Belmonte made a motion to approve the 7/11/23 minutes.

Mr. Wendelgass made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

DEP#313-630 – 9 Woodville Circle – Michael Picardi – continued public hearing: Notice of Intent for the construction of a garage addition and new paved driveway within the buffer to bank and within the riverfront – John Ogren of Hayes Engineering and the applicant were present. Revised plans were submitted this evening for review. The existing paved area will be reduced to 20' in width. Currently there is 1,470 square feet of impervious surface. There will now be a removal of 1,510 square feet of impervious surface.

Mr. Ogren stated that Ms. Vreeland and Hayes Engineering Botanist Libby Wallis conducted a site visit last week to review the west side of the lot. As a result of this visit, Bordering Land Subject to Flooding and buffer zone have now been added to the plan. Ms. Vreeland requested that the plan be changed to read top of the vegetated bank rather than top of bank as stated.

Mr. Luciani made a motion to close the public hearing.

Ms. Belmonte make a second to the motion. After polling the Commissioners individually, the motion passed unanimously. A vote to issue an Order of Conditions will be held at the 8/15/23 meeting.

DEP#313-589 – 52 Bay State Road – Roger Cooper – Request for minor modification – John Ogren of Hayes Engineering was present for the applicant.

Mr. Ogren stated that there is an active Order of Conditions (OOC) on this property from 1/9/20 however work has not yet commenced. The applicant would like to expand the paver walkway to accommodate a wheelchair lift. The proposed activity would be closer to the wetland in the area of the lift. An additional 315 square feet of impervious area would be added. The proposed impervious area under the existing OOC is 175 square feet. The limit of work line would not change.

Mr. Luciani made a motion to accept the work as a minor modification.

Mr. Wendelgass made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

38R Walton Street – Request for Certificate of Compliance (COC) – Ms. Vreeland conducted a site visit this week. No issues were noted.

Ms. Belmonte made a motion to issue the COC.

Ms. McHatton-Ballou made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

DEP#313-622 – 10 Broadway Street – New Creek, LLC – continued public hearing – for the construction of a 124-unit (37,000 square feet) multi-family residential building with appurtenances within buffer to bank – John Ogren of Hayes Engineering was present for the applicants. An updated storm water report and revised landscaping plan were submitted for review this evening. Infiltration chambers have been added at the front of the property to allow for collection of roof runoff.

Mr. Romano asked the plan for snow storage.

Mr. Ogren stated that no locations were currently noted. The final snow removal plan will be submitted at the next meeting. It was noted that they plan to use sodium chloride. Snow would be removed off-site if needed.

Mr. Luciani expressed concern about the use of sodium chloride. He requested submission of guidelines for its usage.

Ms. Davis suggested the addition of signage noting no snow storage in designated areas.

Mr. Ogren noted that they had not yet covered snow storage with the Zoning Board of Appeals.

This matter was continued to 8/15/23.

DEP#313-624 – 572-596 North Avenue – Dana Lopez and Richard Nickerson – continued public hearing – Notice of Intent for the construction of a 36-unit apartment building within buffer to bordering vegetated wetland (BVW) – Mr. Lopez, Chris Sparages, engineer from Williams & Sparages and Attorney Jesse Schomer were present for the applicants. A revised site plan, landscaping plan and an invasive management plan were submitted for review this evening.

Mr. Sparages stated that they had conducted a tree count. It was determined that 18 trees within the Commission's jurisdiction would be removed. They would be replaced with 30 trees. Invasive plants would be cut and treated with herbicide. Rhizomes would then be removed. The cut vegetation would be bagged and removed off-site. Native plants and shrubs would then be planted at a ratio of 1:1. These would be placed proximate to the new trees.

Ms. McHatton-Ballou asked the affect of herbicide use on drinking water.

Mr. Sparages stated that he would contact a Department of Environmental Protection representative for further information.

Ms. Davis asked how the rhizomes would be removed. She suggested covering over to smother them. She felt that planting shrubs one-year post treatment would be too soon.

Mr. Sparages stated that the rhizomes would be removed with shovels in order to limit disturbance.

Ms. Davis does not feel that traditional methods would be successful.

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Mr. Sparages stated that he would like to adhere to the proposed plan. He stated that he has had success at other sites. He noted that ongoing maintenance would be required. He will provide site examples for the Commission to review. Herbicide usage may be removed out of an abundance of caution.

This matter was continued to 8/15/23.

DEP#313-559 – National Grid transmission line – request for Certificate of Compliance – Dave Klinch from Epsilon Associates was present for the applicants. Additional requested restoration work has been completed. Photos were provided for review.

Mr. Luciani made a motion to issue a Certificate of Compliance.

Mr. Wendelgass made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

200 Quannapowitt Parkway – review planting schedule – Proposed plant changes were submitted for review. All plantings in the buffer zone will be native species.

Mr. Luciani made a motion to accept these changes.

Ms. McHatton-Ballou made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

84 Preston Street – tree removal - Ms. Vreeland conducted a site visit to review a request to remove three trees. She noted that they were healthy. Their removal was approved. Replanting requirement will be addressed as part of the upcoming Notice of Intent. Site photos were submitted.

Native Plant policy and standard Order of Conditions review – both matters were tabled to the 8/15/23 meeting.

Mr. Miller made a motion to adjourn.

Mr. Wendelgass made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.