

Wakefield Conservation Commission (Commission) – Minutes – December 19, 2023

Attendance: Chairman Jim Luciani; Bob Romano; Peter Miller; Ken Alepidis; Teresa Belmonte; Paul Wendelgass

Absent: Haley McHatton-Ballou

Agent: Elaine Vreeland

12/5/23 minutes – Mr. Luciani made a motion to approve the 12/5/23 minutes.

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

DEP#313-636 – 71 Kendrick Rd – Michael Leach – Public Hearing: Notice of Intent for the construction of an addition and deck within the buffer to bordering vegetated wetland (BVW) – Mrs. Leach and John Ogren of Hayes Engineering were present for the applicants.

Mr. Ogren stated that the only outstanding item was the issue of the original replication area. It has been discovered that the wetland line has changed since the home was built. There is now an additional 1,900 square feet of wetland. The proposed replication area, which was 920 square feet, is now wetland. He added that effort was made to retain the pine trees in this area.

The Commission concurred that additional replication would not be required.

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

Ms. Belmonte made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

Ms. Belmonte made a motion to issue a standard Order of Conditions. All conditions requiring setbacks will be 25’.

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

DEP#313-634 – 117 New Salem Street – Carol and Richard Hubbard – continued public hearing: Notice of Intent for the construction of an addition, replacement of a deck, repave driveway, pave a gravel area and associated grading within the buffer to BVW. **This matter was continued to 1/2/24 at the applicant’s request.**

DEP#313-632 – 60 Farm Street – Town of Wakefield Permanent Building Committee – Continued Public Hearing: Notice of Intent for the construction of a new high school building, track and field, parking and circulation and utilities within Land Under Water, Inland Bank and the buffer to Bordering Vegetated Wetlands (BVW) – Discuss, vote, issue Order of Conditions. Erin Prestileo and Peter Rebeck from SMMA were present for the applicants.

Draft Order of Conditions was presented for review this evening.

Conditions requiring setbacks:

- No fertilizer use within 50' of a wetland resource.
- No snow storage within 100' of a wetland resource.
- No placement of landscape debris within 100' of a wetland resource.
- No use of chloride-based deicer within 100' of a wetland resource.

Ms. Vreeland stated that Ms. Davis would like the environmental monitor to pay particular attention to the headwall construction.

Ms. Prestileo stated that the headwall would be installed first. Work will take place in the buffer for the duration of that work. She was not sure that weekly monitoring, as suggested, would be necessary.

Mr. Luciani suggested weekly monitoring during the initial construction. After that, monitoring could be undertaken monthly. It was noted that the Commission has the authority to request greater or lesser monitoring as needed.

The Commission concurred that the Environmental Monitor would be responsible for overseeing activities that could have the potential to alter the wetland buffer or a regulated resource area.

Ms. Davis had suggested submission of an as-built plan for the headwall. She also suggested before and after pictures of the headwall. The Commission concurred.

Condition #49 will be changed to environmental monitor will be on-site during headwall construction, Conservation Agent will inspect work once completed and before and after pictures of the headwall will be submitted to the Commission.

Ms. Prestileo stated that once the headwall work was completed they would apply for a partial Certificate of Compliance for that work only.

Ms. Belmonte suggested changing condition #50 to state that the applicant shall apply for a partial Certificate of Compliance for the headwall construction immediately following its completion.

Mr. Wendelgass made a motion to issue an Order of Conditions with edits.

Ms. Belmonte made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

No-disturb policy – an edited version will be circulated for review and discussion at the 1/2/24 meeting.

Tree replacement policy – this discussion was tabled to 1/2/24.

Native Planting policy – this discussion was tabled to 1/2/24.

Mr. Wendelgass noted that he would not be in attendance for the January 2024 meetings.

Mr. Miller made a motion to adjourn.

Ms. Belmonte made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.