

Wakefield Conservation Commission (Commission) – Minutes – June 24, 2021

Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Teresa Belmonte; Ken Alepidis, Peter Miller; Silvana Bouhlal; Frank Calandra
Elaine Vreeland, Rebecca Davis, Judy Green

6/10/21 minutes – Ms. Belmonte made a motion to approve the June 10, 2021 minutes.

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

DEP#313-XXX – 49 Hopkins Street – Roger Chouinard – Public hearing: Notice of Intent for the construction of a 28-foot by 36-foot detached garage and associated paved driveway within buffer to bordering vegetated wetland (BVW) – John Ogren of Hayes Engineering was present for the applicant. The proposal calls for the construction of a garage and paved driveway extension. An intermittent stream is located on the property. Mr. Ogren stated that per Streamstats the watershed for this stream is .13 square miles, below the ¼ acre required for perennial status. Minimal grading will be required. As mitigation for the pavement, an infiltration trench will be added to capture runoff. The trench will consist of crushed stone atop filter fabric. Crushed stone will be placed beneath the driveway as well. The roof runoff will be directed toward the trench. Water will flow along the driveway then into the trench. The closest point of the garage to the wetland will be 35’.

Ms. Belmonte asked why the garage couldn’t be moved closer to the house and away from the BVW.

Mr. Ogren stated that the current garage requires the driveway and adjacent area for turnaround.

Ms. Belmonte also asked why the proposed garage could not be moved closer to the existing driveway.

Mr. Ogren stated that the submitted location is the homeowner’s preference.

Mr. Romano suggested moving the garage 90 degrees to allow one to drive straight in. That would eliminate the added paved area.

Mr. Ogren stated that the homeowner was concerned with snow removal and the grade of the slope as well.

Mr. Luciani asked how much water would be fall in a 25-year storm vs. how much would be captured.

Mr. Ogren stated that 5.3” would fall in a 25-year storm. In that storm event 1.55” of rain would become runoff, the remainder would run into the ground. 1,755 cubic feet of stone would be required to capture that volume.

Mr. Miller asked if there were any zoning issues due to the large size of the garage and driveway.

Mr. Ogren stated that he was not aware of any.

Mr. Miller expressed concern with the large amount of impervious surface in the buffer zone.

Ms. Davis stated that Ms. Vreeland relayed that there were no visible wetland flags on-site. An on-site meeting has been scheduled for 7/1/21. Ms. Davis, Ms. Vreeland and Libby Wallis from Hayes Engineering will be present. Ms. Vreeland felt that soils should be evaluated.

Mr. Miller asked the total increase in impervious surface.

Mr. Ogren stated it was 2,400 square feet.

The Commission will conduct a site visit 7/1/21 at 7:00PM.

This matter was continued to 7/8/21.

DEP#313-601 - 38R Walton Street – Diane Sullivan Trust – continued public meeting – Notice of Intent for the demolition of existing house and construction of new dwelling with driveway, utilities, storm water management and appurtenances within the Bordering Vegetated Wetland – John Ogren of Hayes Engineering was present. Mr. Ogren stated that the applicant had appeared before the Zoning Board of Appeals (ZBA) last night to request a finding that the proposal is no more detrimental than existing. The ZBA agreed with this request and allowed a 25' setback to the stream.

Mr. Luciani requested a copy of the ZBA's decision.

Mr. Calandra 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. Davis asked if there had been discussion relative to how the 20' no-disturb zone along the side of the house would be handled.

Mr. Romano stated that as there would be lawn there could be disturbance.

Ms. Davis requested parameters for use of this area for the Order of Conditions (OOC). She noted that if the Commission is going to allow continued mowing it should be noted in the OOC.

Mr. Calandra suggested a condition that the area be left to restore to its natural state.

Mr. Romano suggested allowing a 5' strip of lawn with a 20' no-disturb area.

Mr. Miller would like consistent application of the no-disturb zone. He asked if a 10' no-disturb would be reasonable.

Mr. Ogren noted that on the plan the edge of the lawn is halfway between the house and the top of bank. The applicant would agree that there would be no disturbance beyond that point.

Mr. Romano noted that the no-disturb area needs to be clearly and permanently demarcated.

Mr. Miller would like plantings added to clearly note the demarcation line.

Mr. Calandra would like it noted that there will be no activity between the edge of the lawn and the stream.

It was agreed that a planting plan needed to be submitted to and approved by the Commission.

Mr. Miller expressed concern that the 30' tree at the tip of the foundation would be removed.

Ms. Belmonte noted that the homeowner would be required to return to the Commission for approval of any proposed tree removal.

Mr. Calandra suggested clarifying the existing snow storage standard condition to read no storage of snow from treated roadways.

Mr. Alepidis suggested changing the standard snow storage condition to no snow storage within 25' of a wetland resource.

Mr. Miller suggested no snow storage within 50' of a wetland resource.

Mr. Luciani would like plantings to be installed prior to commencement of construction.

Ms. Belmonte made a motion to issue a standard Order of Conditions with condition #57 modified to read no snow storage within 50' of a wetland resource and a special condition that plantings be installed prior to commencement of construction.

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

47 Montrose Avenue – enforcement order discussion – Ms. Davis stated that the homeowner has retained an engineer and attorney regarding future plans for this lot. She has requested that he forward this information in writing.

Executive Session - Ms. Davis stated that there may be an executive session as part of one of the July meetings. A separate Zoom hearing is currently being arranged.

Snow storage condition – Mr. Alepidis asked if this condition should be reviewed as part of every filing.

Ms. Davis felt that it should be.

20 Bellevue Ave. – discuss, vote, issue Order of Conditions – revised plan submitted this evening. The previously discussed special conditions of two additional crab apple trees, high bush blueberries, split rail fence and stone bounds with markers noting no-disturb zone have now been added to the plan.

Mr. Luciani would like plantings, fence and markers installed prior to commencement of construction.

Mr. Romano suggested striking condition #57 for this filing.

Ms. Belmonte made a motion to issue a standard Order of Conditions with removal of condition #57 and the addition of a special condition that the plantings, fence and stone bounds be placed prior to commencement of construction.

Ms. Davis asked if the fence, plantings and bounds are to remain in perpetuity.

The Commission concurred that this special condition would remain in perpetuity

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

Tree replacement policy – Ms. Davis noted that the Conservation Agents have discretion when homeowners request to remove trees. She suggested that the Commission also be informed when this discretion is used.

Mr. Miller expressed frustration with structures being built close to existing trees then homeowners requesting their removal within a short period of time.

Ms. Belmonte felt that it is important that the Commission have discretion with a setback line. She requested adding to the next agenda a discussion of the 25' setback policy.

Filing review - Ms. Davis is preparing a guide for review of filings. She noted that the preamble to each wetland resource in the Wetlands Protection Act (WPA) is a valuable tool for review of filings. The preamble outlines what interests of the WPA are significant to that resource as well as specifics regarding how that resource serves to protect the value of the wetland.

200 Quannapowitt Parkway - Comments to ZBA – The Commission will review ZBA documents and discuss comments at the next meeting.

Ms. Bouhlal made a motion to adjourn.

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

