

Wakefield Conservation Commission – Minutes – August 12, 2021

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Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Teresa Belmonte; Ken Alepidis, Peter Miller; Frank Calandra

Absent: Silvana Bouhlal

Elaine Vreeland, Judy Green

7/22/21 minutes – Mr. Calandra made a motion to approve the July 22, 2021 minutes.

Ms. Belmonte made a second to the motion. After polling the Commissioners individually, the motion passed. (Mr. Luciani was not present for the vote.)

DEP#313-602 – 237 Water Street – Water St. Wash Joint Venture RT – Notice of Intent – this matter was continued to 9/9/21 at the applicant's request.

DEP#313-433 – 30 Bellevue Avenue – Request for Certificate of Compliance – Ms. Vreeland stated that the property owner had been directed by the Commission to remove a number of pervious pavers as well as add landscaping. A site visit was conducted today. The requested changes were made and there were no outstanding issues.

Ms. Belmonte made a motion to issue a Certificate of Compliance.

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

DEP#313-596 – 67 Harrison Avenue – Request for Certificate of Compliance – Ms. Vreeland stated that the as-built plan was not yet completed. This matter was continued to a future meeting.

DEP#313-604 – 28 Bellevue Avenue – Request for minor modification – John Ogren of Hayes Engineering was present for the applicants. Mr. Ogren stated that they have now chosen a smaller footprint for the house. It will now be 9' further from the wetland than previously proposed. Additionally, the maple tree at the front of the house will need to be removed. This change will result in a decrease of 140 square feet of impervious surface.

Ms. Belmonte asked if the applicant would plant a new tree.

Mr. Ogren stated that they plan to plant 1 or 2 trees at the front of the house. He added that they currently are required to plant several trees and shrubs in the rear of the yard.

Ms. Vreeland noted that it would not be possible to plant any more trees in the rear of the yard due to crowding. She asked if Mr. Ogren would measure the height of the tree to be removed and report back.

Mr. Miller made a motion to accept the change as a minor modification.

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

DEP#313-567 – 0 Patriot Circle – Request to extend Order of Conditions – The applicant has requested a continuance to the 9/9/21 meeting.

DEP#313-XXX – 200-400 Quannapowitt Parkway – CCF Quannapowitt Parkway Co. LLC – Notice of Intent: public hearing – for the construction of 3 multi-family residential buildings, access road, parking, drainage, landscaping, and utilities within Bordering Land Subject to Flooding and Riverfront – Attorney Brian McGrail, Matt D’Amico of CCF, Tim Williams from Allen & Major and Mitch Maslenska of Stoddard Engineering were present for the applicants.

Mr. Alepidis recused himself from this hearing.

Mr. McGrail stated that this proposal calls for a three-building mixed-use development consisting of 485 housing units in addition to commercial property. A public café with outdoor dining is also proposed. This project is currently being heard by the Zoning Board of Appeals. It was noted that Economic Development Manager Erin Kokinda has requested that the café be changed instead to a full-scale restaurant. The applicant is currently re-working the plans to incorporate this change. The applicants have also worked on conservation issues with Friends of Lake Quannapowitt. It is currently proposed to protect 12.6 acres in perpetuity as conservation land. There will be a decrease of 40,000 square feet of impervious surface. 191 new, native trees will be planted on-site. Enhanced public access pathways and open space are proposed as well as a shoreline invasive species management program. There will be both a parking garage and surface parking. As well there would be a bike and a walking trail separated by green space. Impervious surface area would be decreased by 10% while total open space would increase by 2 acres. Stormwater management will be brought up to both Massachusetts Department of Environmental Protection and Town of Wakefield standards. Additionally, outside this site, the applicants have agreed to a donation in the amount of 1.3 million dollars to the Main Street Corridor Reconstruction Fund. The focus of this is improvement of water quality in Lake Quannapowitt through enhanced water treatment.

Mr. Malenska noted that there is a large impervious area at present. Stormwater flows off the roadway and into the wetlands without treatment. A number of curb areas have deteriorated due to the surface water flow. Sedimentation is washed into the wetland through these deteriorated breaks which eventually flows down to the bordering vegetated wetland (BVW) and out to the perennial stream. In large rain events water also reaches the intermittent stream as well. The proposal calls for enhanced and improved storm water treatment. An invasive species management plan is also proposed along the Town owned edge of Lake Quannapowitt. Wet basins would be created to treat and store storm water. More landscaped islands are proposed in the riverfront area.

Mr. Wilson noted that underground infiltration would be utilized as well to treat both roof and surface runoff. The infiltration system will be linked along the length of the development. The overall impervious area at present is 9.8 acres. Existing flood plain volume is 127,000 cubic feet. Proposed impervious would be 8.8 acres, while proposed flood plain would be 163,000 cubic feet.

Mr. Romano noted that the Town Engineering Department had submitted comments for resolution to the Zoning Board of Appeals.

Mr. Wilson stated that these issues had been addressed.

Ms. Vreeland stated that Town Engineer Bill Renault will issue comments to the Commission in the near future.

Mr. Calandra asked if the open Order of Conditions (OOC) from 2019 would be closed out.

Mr. Wilson stated that he was not sure.

Ms. Vreeland will research DEP policy as to whether this OOC should be closed out now.

Mr. Calandra asked the ground water level.

Mr. Wilson stated that it was 2' to 3' deep.

Mr. Calandra stated that he has frequently observed standing water at the southeast side of the front of the site. He asked the primary reason for the increase in flood storage area.

Mr. Wilson stated that this was a direct result of how the site is graded. He noted that it is proposed to raise the site in some area and lower it in others.

The Commission will schedule a site visit at the next meeting.

Mr. Calandra stated that there would need to be review of several components.

Ms. Vreeland will work with Ms. Davis to compile a list of potential peer reviewers.

Mr. Calandra felt that the Town Engineer's storm water review would be sufficient. He suggested retaining an expert in rain gardens.

The Commission will discuss peer reviews in more detail at the next meeting.

Margaret Coppe, President of Friends of Lake Quannapowitt (FOLQ) stated that FOLQ supports this project. She will submit a written statement to same for the record.

26 Shady Avenue – update on restoration plan – Mr. Bean was present.

Ms. Vreeland stated that the restoration plan calls for the installation of 5 red maple trees at a height of 6' to 7'. These will be placed 20' off center. Additionally, 10 small Catalpa trees have been planted. 25 Willow stakes will be interspersed as well as 5 blueberry bushes. It was noted that the entire backyard already has hundreds of red maple trees sprouting. The new plantings must be installed by October 15, 2021. The Agent will conduct a site visit after that date to

confirm and photograph the plantings. If the work has not been completed, the matter will be referred to DEP.

Mr. Bean agreed with the plan. He has hired a landscaper to conduct the work.

Ms. Vreeland noted that a small amount of soil would be brought in for placement in the planting holes for the 5 red maples.

Mr. Calandra asked where the dirt from digging these holes would be placed.

Ms. Vreeland stated it could either be placed upgradient and spread, or removed from the site.

Mr. Bean stated that he would relay this requirement to his landscaper.

Tree policy – The Commission discussed making several changes to this policy.

Mr. Romano expressed concern regarding removal of dangerous trees. He felt that replication should not be required in that instance.

Mr. Miller and Ms. Belmonte disagreed with this.

Mr. Miller felt that the current process has been working.

Ms. Vreeland stated that she first suggests pruning branches if the concern is with damage to the home or yard. If that is not practicable, the homeowner is then directed to either replicate or pay into the Habitat Replacement Fund.

Mr. Miller expressed frustration with new homes that are built close to a tree line then asking for their removal once sold. He would like a mechanism to proactively assess the linear foot replacement cost in these instances.

This matter was continued for further review.

Setback bylaw – The Commission will review the wording for a potential bylaw to be placed on the November 2021 Town meeting.

6 Memory Lane – Request to remove 3 pine trees at rear of house – this property is not within the Commission's jurisdiction. Approval is not required.

DEP#313-607- Lake Street - Foundry Development LLC – Continued Public Hearing: Notice of Intent for the replacement of a drain pipe in Lake Street to handle stormwater from Foundry Street Lofts with an outfall into the Wakefield Brook thereby impacting 4 linear feet of Inland Bank and 48 square feet of Land Under Water. The applicant was not present for this hearing.

Ms. Vreeland forwarded to the applicant comments from both the Department of Environmental Protection (DEP) and Town Engineer Bill Renault. She did not receive a response nor a request to continue the hearing.

Mr. Calandra noted that in the DEP comments it was stated that the Town should be listed as an applicant. He does not feel that is correct.

Mr. Romano stated that he did not feel that DEP fully understood the project as they were viewing this work as a separate project altogether.

Mr. Miller felt that this work is an integral part of the previously approved project at Foundry Street.

Mr. Luciani disagreed.

Mr. Miller stated that the Commission had previously approved moving water down to Lake Street. The question now is how to deal with that.

Mr. Romano does not feel that DEP understands that this work is part of the previous project.

The Commission will await the applicant's response to DEP comments.

Mr. Miller made a motion to continue this matter to 9/9/21.

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

Mr. Miller made a motion to adjourn.

Mr. Calandra made a second to the motion.

After polling the Commissioners individually, the motion passed unanimously.