

Wakefield Conservation Commission – Minutes – October 28, 2021

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Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Ken Alepidis, Peter Miller; Silvana Bouhlal

Absent: Frank Calandra; Teresa Belmonte

Elaine Vreeland, Judy Green

10/14/21 minutes – Ms. Bouhlal made a motion to approve the October 14, 2021 minutes.

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

DEP#313-607 - Lake Street – Notice of Intent – continued public hearing – this matter was continued to 11/18/21 at the applicant's request.

DEP313-XXX – Camp Curtis Guild – MA Army National Guard – Notice of Intent – this matter was continued to 11/18/21 at the applicant's request.

DEP#313-XXX – 109 Farm Street – Jonathan Belyea – Public hearing: Notice of Intent for the construction of addition to a dwelling and after-the-fact construction of above-ground pool in buffer to bordering vegetated wetland (BVW) – Mr. and Mrs. Belyea and Julia Hoogeboom of LEC Consultants were present.

Ms. Hoogeboom stated that the pool was installed in 2020 after receiving a building permit for same in July 2020. The homeowner was not informed at that time that a wetland permit would be required. The 25' buffer runs through the middle of the pool. One mulberry tree was taken down to prevent berries from dropping into the pool. The proposed addition will be 170 square feet off the rear of the home. Spherical pilings will be used for supports. This will lessen impact to the resource area as there will be no ground disturbance. The addition will be approximately 60' from the BVW. 12" compost filter tubes will be used for erosion control. This will be placed above the limit of work line. A cartridge-type filter is used in the pool. The pool is not heated.

Mr. Belyea noted that he previously drained the pool towards the front of the house to avoid any impact to the stream. He added that the plan submitted for the building permit noted the presence of the stream.

Mr. Miller asked the distance between the lawn and the BVW.

Ms. Hoogeboom stated that the lawn is up to the stream bank.

Mr. Belyea stated that the lawn has historically been mowed to the edge of bank. He does not want the area to become inundated with weeds if it is not mowed.

Mr. Miller felt that the removed tree provided a substantial canopy. He would like to see additional mitigation. He added that he does not feel that the pool would have been permitted in the existing location.

Mr. Romano would also like to see more plantings.

Ms. Hoogeboom stated that the plan had been to add three shrubs to the planting box behind the pool. They could however plant shrubs closer to the BVW.

Mr. Belyea suggested planting a tree closer to the stream in the left-hand corner. He was open to planting several trees on either end of the stream.

Ms. Vreeland suggested planting a willow tree in the corner of the yard as opposed to 6 shrubs. Or, a smaller willow tree and 3 shrubs.

Mr. Belyea would prefer to plant a dwarf tree.

Ms. Vreeland suggested a pussy willow.

Ms. Hoogeboom will research appropriate plantings and report back.

Mr. Alepidis would like the plantings shown on the plan.

Ms. Vreeland suggested a special condition stating that the pool, if removed or replaced, could not be sited in the same location as it has been permitted under an after-the-fact Notice of Intent filing. This condition should run in perpetuity.

Melissa Driscoll – Old Nahant Road – abuts the rear of this property – stated that the volume of water in the stream has worsened over the years with the increase in neighborhood developments. She does not think that this is a wetland but is rather an area made wet due to the piping of the stream by the Town.

This matter was continued to 11/18/21.

Audubon Road transmission line – Request for Certificate of Compliance – Ms. Vreeland stated that the soil borings have been completed. Photographs were submitted. No other issues were noted.

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

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

DEP#313-608 – 200-400 Quannapowitt Parkway – CCF Quannapowitt Parkway Co LLC – continued public hearing: Notice of Intent – for the construction of 3 multi-family residential buildings, access road, parking, drainage, landscaping, and utilities within Bordering Land Subject to Flooding and Riverfront – Mr. Alepidis has recused himself from this matter. Scott Goddard from Goddard Consulting, Nick Dellacava from Allen and Major and Matt D'Amico of CCF were present for the applicants.

Mr. Goddard reviewed the response letter pertaining to the Commission's previous comments. He stated that there may be elevation issues with the culvert running beneath Route 128, however, per Streamstats calculations all of the watershed for this lot is located north of the site, flowing south to Lake Quannapowitt.

Mr. Luciani asked if there may be another outlet in this watershed.

Mr. Goddard stated that Streamstats notes two streams flowing east and a third flowing south. The three streams converge then flow beneath Route 128 to the lake. No other outlet is noted on Streamstats. He added that this data was taken only from Streamstats, not verified in the field.

Mr. Romano asked if there was an outflow from the lake to the northeast and its source. He also questioned whether the other three streams run into this.

Mr. Goddard again stated that these streams were not field verified. He felt that based on the Streamstats map, that this could be a direct pipe running beneath Route 128. He added that one would need to walk the entire 3-mile watershed in order to field verify.

Mr. Luciani asked what the consequences would be if the applicant's contention regarding flow direction was incorrect.

Mr. Goddard stated that all that we need to know is that water from the three streams in the watershed is flowing to their site. He added that one can visibly see the water flowing through the stream to the lake.

Mr. Luciani stated that he visited the site yesterday and today and observed stagnant water. There was no observable flow.

Mr. Goddard stated that they did not evaluate the condition of the connection at Quannapowitt Parkway.

Mr. Luciani stated that it looks like the area across Quannapowitt Parkway is acting as a wetland, not a stream as there is no flow. He added that he would like an answer as to why that has happened. He does not feel that the applicant has undertaken sufficient investigation.

Mr. Dellacava stated that the culvert is pitched towards their building. He felt that there may not have been enough water built up for the water to flow through.

Mr. Goddard contended that water has flowed through it. He will investigate further and report back.

Mr. Luciani asked if the swale contained an asphalt bottom.

Mr. Goddard stated that it did. He added that the new infrastructure would completely overhaul this. He noted that this is a textbook redevelopment. Therefore, he felt it would be difficult to apply new development standards. He contended that the storm water feature would also act as a

wildlife corridor and a 25' buffer. He felt that this multi-use strip would better protect the area. He would like the project reviewed under redevelopment as it is a higher standard.

Ms. Vreeland asked if the Commission would like the peer reviewer to assess both standards or redevelopment only.

Mr. Goddard would like it reviewed under redevelopment standards only.

Mr. Miller agreed that it was reasonable to consider it redevelopment.

Ms. Vreeland suggested tabling this request to the next meeting to allow time to ask the peer reviewer to hold off on reviewing it under new development unless it can't be reconciled under redevelopment.

The Commission concurred.

Mr. Dellacava stated that the goal in relation to storm water management is to improve the quality of storm water entering the lake. He noted that untreated point source discharge is the largest problem. Town Engineer Bill Renault has recommended 80% or greater annual decrease in nutrient load running from the site to the lake. He contended that the proposed storm water management exceeded these requirements as 55,000 cubic feet would be captured. He added that there would be no more than 6" of standing water in the wet basins at any given time.

Mr. Luciani asked what was considered a large storm event.

Mr. Dellacava stated it would be a 2-year event.

Mr. Luciani asked if he could provide information on how basins on other sites have performed. He also requested cross-sections of the basins.

Mr. Dellacava agreed to provide this information. He noted that the Town Engineer had peer reviewed the basins as part of the Zoning Board of Appeals process.

Mr. Luciani asked how it's determined that the basins are functioning properly.

Mr. Dellacava stated that they use tables provided by the Environmental Protection Agency (EPA) for determination. He added that this is not his area of expertise but felt that it was something that could be tested over several years.

Dennis Cloherty – Harvest Lane – contended that Walkers Brook is now flowing upstream. He added that water is not flowing beneath the bridge at Quannapowitt Parkway due to sediment build-up.

Mr. Goddard stated that landscaping would be the focus of the next meeting.

This matter was continued to 11/18/21.

DEP#313-338 – 39 Coolidge Park – request for partial Certificate of Compliance – A neighbor filed a complaint regarding unpermitted work. It was noted that there was also no building permit. The building inspector has issued a cease and desist order.

Ms. Vreeland stated that in an attempt to avoid filing suit against the homeowner the applicant has been asked to submit a plan from Hayes Engineering noting current conditions to compare to work permitted under the previous Order of Conditions. A partial Certificate of Compliance could be issued for work approved under the Order of Conditions. The plan could then be used to file an after-the-fact Notice of Intent for the unpermitted work. A complete Certificate of Compliance could be issued once all work has been completed.

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

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

38 Holland Road – Ms. Vreeland stated that a letter from the arborist and photographs were submitted for review. She noted a site visit had not yet been made as the request just came in.

The Commission requested that she provide information regarding where in the buffer zone the trees are located as well as how close they are to the house.

This matter was continued to 11/18/21.

24 Winnisimmette Rd. – Ms. Vreeland conducted site visit. Arborist letter submitted with a recommendation of selective trimming. Ms. Vreeland agreed.

Mr. Miller made a motion to approve selective trimming.

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

Stark Ave development – Mr. Luciani spoke with Planning Board Chairman Matt Lowry regarding a joint meeting between the Commission and the Planning Board. He requested that Ms. Vreeland arrange this meeting.

Mr. Romano noted that the Commission has not yet received a Notice of Intent for this project. He suggested waiting to set a date until this project is received by the Commission.

Ms. Vreeland will follow-up with the Planning Board and report back.

Mr. Miller made a motion to adjourn.

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

