

Wakefield Conservation Commission – Minutes – November 18, 2021

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

Absent: Frank Calandra; Silvana Bouhlal

Elaine Vreeland, Judy Green

10/28/21 minutes – Tabled to the 12/9/21 meeting.

DEP#313-607 - Lake Street – Notice of Intent – continued public hearing – this matter was continued to 12/9/21 at the applicant's request.

DEP313-XXX – Camp Curtis Guild – MA Army National Guard – Notice of Intent – this matter was continued to 12/9/21 at the applicant's request.

DEP#313-XXX – 109 Farm Street – Jonathan Belyea – Public hearing: Notice of Intent – this matter was continued to 12/9/21 at the applicant's request.

DEP#313-322 – Millbrook Estates – enforcement order – Attorney Ryan Severance was present on behalf of the Millbrook Estates Condo Association. He stated that he had received a status update from Ms. Davis. They are not yet ready to file for a Certificate of Compliance. The current project manager is working to obtain maintenance records related to the drainage system. He has also reached out to Hayes Engineering as they developed the original plans.

38 Holland Road – tree removal request – homeowner requesting to remove one 50' white pine and one 35' maple.

Ms. Vreeland has conducted a site visit and stated that they are both on the wetland edge. She is also in possession of an arborist letter stating that both trees are dangerous.

Mr. Miller asked if other trees would fill in once these are removed.

Ms. Vreeland stated that they are close to the retaining wall. Any new trees would need to be planted in the swamp.

Mr. Romano asked if the tree removal would alter the resource area.

Ms. Vreeland stated that it would increase sunlight on resource areas that are now shaded.

Mr. Luciani would like to see some type of replacement plantings.

Mr. Romano suggested shrubs closer to the retaining wall.

Ms. Vreeland suggested plantings in the corner of the lot atop the retaining wall. She will discuss with the homeowner and report back.

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. Mark Arnold from Goddard Consulting, Nick Dellacava from Allen and Major, Matt D'Amico of CCF and Ian Ramey, landscape architect from Copley Wolff were present for the applicants. Mr. Alepidis recused himself from this matter.

Mr. D'Amico stated that a revised Notice of Intent would be submitted at the next meeting. This will include all updates to date.

Mr. Dellacava stated that adjustments to the overall site had been made recently. Buildings 1 and 2 remain unchanged. There will now be a path on the backside which will connect to the existing trails. This change has opened up more room for retention basins in the rear. These basins will achieve 90% total suspended solids removal. A dog park area has also been added.

Mr. Luciani asked for the results of the applicant's investigation into the flow of the stream.

Mr. Arnold stated that they are still gathering information and would report back.

Mr. Ramey noted that there are a large number of dead trees and invasives. He stated that the street between the buildings would be tree-lined. As well there will be perimeter landscaping along the parkway path. There will be wetland basins on the lake side. Additionally, 3 courtyard areas will be added. Rain gardens will have a finished grade of 86'. Groundwater level is 81'. Native meadow plantings will be installed in the 9 wet basins. The biodiversity and quantity of trees will be increased as all proposed trees will be native species. An understory of shrubs and perennials will also be added. This will provide habitat value. A total of 364" of trees will be removed. The replacement will be 638" of whips or larger caliper trees. 24 of the existing 42 trees (36 of which are alive) will be retained. Lighting along the parkway will be replaced with LED lights. Light will be cast on the road only, not the resource area.

Ms. Vreeland expressed concern with planting white pines as they are currently experiencing a blight.

Mr. Ramey stated that he would substitute with another native tree.

Mr. Romano asked if lights would remain on all night.

Mr. Ramey stated that they could use solar sensors so that they would not remain on all night.

Mr. Luciani asked the water level at the lake.

Mr. Dellacava stated it was 78' which fluctuates due to dam control. He noted that Town Engineer requested that they use elevation 81'. The elevation of the bottom of the wet basin will be 80'. Seasonal high water will be 1' higher.

Dennis Cloherty – Harvest Lane – concerned with lack of water flow through the culvert.

Mr. Miller exited the meeting at this point.

Mr. Luciani stated that a site visit would be scheduled once the report from the Commission's consultant is received.

This matter was continued to 12/9/21.

DEP#313-553 – 84 New Salem Street – Request to extend Order of Conditions – Dave D'Amico from Commonwealth Tank and project engineer Carlton Quinn were present for the applicants.

Mr. Quinn stated that the extension is necessary due to the location of utilities. The storm water pipe will now need to be downsized resulting in less stormwater through the system.

Mr. Luciani asked if the plan would interfere with the flow of water.

Mr. Quinn stated that it would not. He noted that they had undertaken a watershed study. Conditions will be slightly better. There would also be a decrease in the rate of run-off. He noted that Town Engineer Bill Renault had reviewed the calculations and approved the change.

Ms. Vreeland noted that Mr. Renault had issued an email noting his approval.

Ms. Belmonte made a motion to extend the Order of Conditions to July 1, 2022.

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

DEP#313-53 – Montrose Woods – This land has been taken by the Town for tax title. Ms. Davis suggested that the Commission ask Town Council to have the lots transferred to the care and custody of the Commission.

Mr. Luciani stated that it would provide a wildlife corridor. He would like the Commission to pursue this option.

The Commission would like more information regarding the exact lots in question.

258 Lowell Street – tree removal request – Ms. Vreeland conducted a site visit. The tree in question is 10' from the wetland and 50' from the house. The homeowner stated that limbs have fallen in the yard. An arborist letter was received that now notes 3 trees for removal. One tree has a hollow cavity while the other 2 lean towards the house. Snags would be left from trees removed furthest from the house.

Homeowner Brian McAnneny stated that 2 trees were located within the fenced yard and 1 outside. He expressed concern as the trees are adjacent to the play yard.

Mr. Romano asked the distance to the wetland.

Ms. Vreeland stated it was approximately 10’.

Mr. Luciani would like to see some type of re-planting as well as leaving a snag for the tree outside the fenced yard.

Mr. McAnneny stated he does not want to add more trees. He would add shrubs to an existing raised bed.

Ms. Vreeland will finalize plan with the homeowner and report back.

71 Kendrick Road – tree removal request – Mr. Romano recused himself from the conversation. The request calls for the removal of 5 trees.

Ms. Vreeland stated an arborist letter was received. She felt that this was credible evidence that they should be removed. She agreed with the recommendation and suggested the re-planting of 3 small pines and shrubs.

24 Winnissimette Ave. – A pergola and paved/paver area has been created in the rear yard. Ms. Davis asked if the Commission wished to pursue an after-the-fact filing so that work in this area would not be grandfathered for any future projects.

Ms. Vreeland stated that this would not be considered an exempt minor project due to the proximity to the resource area.

Mr. Luciani stated that if the existing chain link fence behind the vinyl fence were removed, that would open up a wildlife corridor.

The Commission would like more details from Ms. Davis before moving forward.

33 Elmcrest Drive – Ms. Davis questioned if the Commission would like to pursue an after-the-fact filing for a shed. This is also not an exempt minor project.

Ms. Belmonte did not feel that there was a need for one.

Mr. Luciani made a motion to adjourn.

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

