

Wakefield Conservation Commission – Minutes – January 13, 2022

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

12/9/21 minutes – Mr. Calandra made a motion to approve the 12/9/21 minutes.

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

14 Sunset Drive – discussion of enforcement order – this matter was continued to 1/27/22. Ms. Vreeland stated that Town Counsel Tom Mullen and the attorney for the aggrieved property owner would be present at that time to discuss. It was noted that this began as an enforcement order following a filling complaint from a neighbor. It is now a lawsuit with the Commission named as a party of interest. The current and former property owners (father and son) have denied filling. DeRosa Environmental was retained to undertake a wetland restoration plan. A 2' high dike has been constructed along the riverbank as well. The property owner and abutter have informally agreed to a settlement. This will be discussed at the 1/27 meeting. The Commission needs to be part of this settlement.

Mr. Luciani asked if any violation occurred in Lynnfield.

Ms. Vreeland stated that it was all in Wakefield.

This matter will be discussed in executive session.

DEP#313-607 - Lake Street – Notice of Intent – continued public hearing – this matter was continued to 1/27/22 at the applicant's request.

DEP#313-XXX – 109 Farm Street – Jonathan Belyea – Public hearing: Notice of Intent – this matter was continued to 1/27/22 at the applicant's request.

DEP#313-608 – 200-400 Quannapowitt Parkway – CCF Quannapowitt Parkway Co LLC – continued public hearing: Notice of Intent – This matter was continued to 1/27/22 at the applicant's request.

DEP#313-611 – Edgewater Office Park – Hobbs Real Estate – Notice of Intent: public hearing – This matter was continued to 2/10/22 at the applicant's request.

DEP#313-452 – 134 Greenwood Street – Request for Certificate of Compliance – This matter was continued to 1/27/22.

DEP#313-574 – Request to extend Order of Conditions – Ms. Vreeland stated that work had not yet commenced. This permit is automatically extended under the 2020 Massachusetts Covid permit extension order. The applicant requested that it be formalized under a 2-year extension to 1/4/2024.

Ms. Belmonte made a motion to issue a 2-year extension to the Order of Conditions.

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

DEP#313-610 – Camp Curtis Guild – Discussion of Order of Conditions – special conditions:

- 5-year Order of Conditions.
- No large canopy trees in wetland areas may be removed.
- Applicant to submit yearly report with updates reporting treatment locations and successful and unsuccessful treatments. If unsuccessful, alternate treatments will be presented for review and approval.
- Any changes to the plan will be submitted to the Commission for review and approval.
- Yearly site visit between the applicants and the Commission.

Ms. Belmonte made a motion to issue a standard Order of Conditions with the above noted special conditions.

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

Open Space Plan – The Commission would like to begin the process of reworking and updating the existing plan. This will be discussed at a future meeting.

DEP#313-XXX - 2 Clyde Court – Public hearing: Notice of Intent for the construction of a single-family dwelling in buffer to bordering vegetated wetland (BVW) – Paul Finocchio of PJF Associates was present for the applicant. The plan calls for the construction of a single-family home within the 100' buffer, just off the 25' buffer. There is a previous Notice of Intent for the street and utilities serving this lot.

Mr. Finocchio stated that approximately 2' – 3' of fill would be placed at the front of the home.

Mr. Luciani expressed concern with the deck access area.

Mr. Finocchio stated that the deck could be accessed from inside the house. He noted that the 25' buffer in the rear of the house would remain in the existing state.

Ms. Belmonte asked why the house couldn't be moved closer to the street.

Mr. Finocchio stated that it would not meet the front setback. They did not wish to pursue zoning relief.

Mr. Romano noted that the 25' buffer would be the entire back yard.

Mr. Miller expressed concern with the high intensity usage of this area. He noted that this would not be kept in its natural state. He asked if there was any usable rear yard.

Mr. Finocchio stated that there would be an area directly behind the deck. He noted that the rain garden area on the side of the house is an easement.

Mr. Calandra asked how the 25' buffer would be kept undisturbed.

Mr. Finocchio suggested adding a post and rail fence.

Mr. Miller asked if any doors were proposed off the back of the house.

Mr. Finocchio stated that he did not know.

Ms. Belmonte does not believe that the 25' buffer wouldn't be heavily used.

Mr. Finocchio suggested pulling the wetland line away from the house thereby gaining 5' for replication.

Mr. Luciani would like to see the fence placed 10' off the back of the house.

Mr. Miller felt that a fence would preclude use beyond that point.

Mr. Calandra suggested adding plantings on the opposite side of the fence to add habitat value.

Mr. Romano would like to see conservation area signage added to the fence.

The Commission will conduct a site visit 1/16/22 at 8:30AM. This matter was continued to 1/27/22.

DEP#313-612 – 66 Butler Avenue – Joseph Surianello – Public hearing: Abbreviated Notice of Resource Area Delineation (ANRAD) – Paul Finocchio of PJF Associates was present for the applicant. This 36,000 square foot property contains an existing single-family home and garage. Both are in a state of disrepair. The wetland was delineated by Steve Erickson of Norse Environmental. The majority of the site is BVW.

Ms. Vreeland noted that she had walked the site. Soil samples were also taken.

Mr. Luciani asked if the observable break was a bank.

Mr. Finocchio stated that there is not a stream on the lot. It is a ditch. Water comes from street runoff.

Mr. Romano asked if the lot had been delineated previously.

Ms. Vreeland stated that she could not find note of one.

Mr. Calandra asked if there was ledge on the site.

Mr. Finocchio stated that there was.

A site visit will be conducted 1/16/22 at 9:00AM. This matter was continued to 1/27/22.

DEP#313-602 – 237 Water Street – Water St. Wash Joint Venture RT – continued public hearing: Notice of Intent for the reconfiguration of the pavement and to add car vacuum stations within the buffer to bank and riverfront – John Ogren of Hayes Engineering and property owner Leonardo Dorlando were present. Mr. Ogren reviewed the changes to the proposal as follows:

- Number of vacuum stations reduced from 10 to 9.
- Plantings to be added at Ms. Vreeland's direction between the basin and the river.
- Invasive vines and dumped yard refuse will be removed.
- The existing stone in the swale will be removed and replaced with clean stone.
- A trash fence will be placed adjacent to the river.
- One vacuum station will be re-aligned resulting in a reduction of 195 square feet of pavement. The area of removed pavement will be planted.

Ms. Vreeland asked if it was possible to request a reduction in existing parking spaces in order to move away from the river.

Mr. Romano asked how many spaces were required.

Mr. Ogren stated that the number of spaces was determined by the Zoning Board of Appeals based on its designation as retail and office space usage. The parking requirement had been 22 spaces. This was reduced to 14. It will now be 13.

Ms. Belmonte asked how many spaces were required for the office space.

Mr. Ogren stated that 4 spaces were required.

Mr. Luciani asked how it was determined that 10 vacuum stations would be needed.

Mr. Dorlando stated that Mr. Ogren informed him that 10 would fit comfortably.

Mr. Luciani asked if it was anticipated that all 10 bays would be used at once. He found the intensity of use on the site troubling.

Mr. Dorlando stated that his competitors in Town have more vacuum stations.

Ms. Vreeland stated that Ms. Davis had expressed concern with water coming out of the building towards the swale. This can be seen consistently over several years on Google timeline. She asked if all water drained into the infiltration structure beneath the building.

Mr. Dorlando stated that the water does drain beneath the building. He added that he has not seen water coming out of the door. He felt there may be small leak outs here and there only. It also could have been as a result of power washing on that day.

Ms. Vreeland noted that the pictures showing water flowing out of the building are consistent from 2015 through 2017.

Mr. Romano asked if there may have been a misdirected spray nozzle. He asked that the applicant review this and adjust if necessary.

Mr. Dorlando stated that he would also check the weather stripping on the rear door.

Mr. Luciani felt that it would help if water could be directed to the catch basin in front. He suggested adding a berm.

Mr. Dorlando was amenable to this.

Ms. Vreeland suggested planting perennials instead of wild flowers.

Mr. Ogren stated that the trash fence beyond the vacuum stations would be lowered from 6' to 4' due to site line concerns.

This matter was continued to 1/27/22. A revised site plan will be submitted.

Mr. Luciani made a motion to adjourn.

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