

Wakefield Conservation Commission – Minutes – February 10, 2022

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

1/27/21 minutes – Ms. Belmonte made a motion to approve the 1/27/21 minutes.

Ms. Bouhlal made a second to the motion. After polling the Commissioners individually, the motion passed. Mr. Calandra abstained.

DEP#313-607 – Lake Street at Foundry Street – Notice of Intent – this matter was continued until further notice at the applicant's request.

DEP#313-602 – 237 Water Street – Notice of Intent – continued public hearing – this matter was continued to 2/10/22 at the applicant's request.

DEP#313-614 - 109 Farm Street – Notice of Intent – continued public hearing for the construction of an addition and an after-the-fact filing for an above-ground pool within the buffer to bordering vegetated wetland – Julia Hoozeboom of LEC Environmental Consulting was present with the homeowners Jonathan and Jessica Belyea. Ms. Hoozeboom stated that a file number has now been received. She noted that the applicants will plant 4 sweet pepper bush shrubs in addition to 1 river birch tree along the stream. These plants will be noted in the file.

Ms. Belmonte made a motion to close the public hearing.

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

The Commission agreed to the following special conditions:

1. A cartridge type pool filter will be used.
2. The location of the pool, as an after-the-fact filing within the 25' no-disturb buffer, is not grandfathered and cannot be placed in the same location if it is replaced. This condition will run in perpetuity and needs to be noted in the Certificate of Compliance.

Mr. Calandra made a motion to issue a standard Order of Conditions with the addition of the 2 above noted special conditions.

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

21 Heritage Lane – tree removal request – Ms. Vreeland conducted a site visit. Photos were provided for review. The homeowner has requested permission to remove 2 trees that are leaning toward the house and pool. Ms. Vreeland noted that there was a red maple swamp to the rear of the pool.

Ms. Bouhlal asked if there would be replacement plantings.

Ms. Vreeland stated that the homeowners would be required to follow the Commission's tree replacement policy. She will contact the homeowner to discuss planting options.

The Commission had no issues with their removal.

Open Space Plan – A special meeting will be held in March to discuss the reworking of the Open Space Plan. The Commission was also invited to the Vision 2030 advisory group meeting to be scheduled in April. Open space will be the topic of that meeting.

DEP#313-613 – 2 Clyde Court – Notice of Intent – continued public hearing – Paul Finocchio of PJF Associates was present for the applicant – A revised site plan was submitted for review this evening. Spot grades have been added to the plan. There will also be 8' of open area at the rear of the house. Bushes will be installed along the back of the property instead of a chain link fence.

Mr. Romano stated that he would rather a split rail fence with plantings behind that. He felt that this would provide a second layer of protection from wetland encroachment.

Mr. Luciani asked if there was any concern for water reaching the foundation.

Mr. Finocchio stated that they would be filling to grade to avoid that.

Mr. Luciani would like trees added in the buffer in the location of the downed tree.

Mr. Calandra suggested decreasing the size of the deck by squaring it off in order to gain area that has been lost from the buffer.

Mr. Finocchio was amenable to this. He will submit a landscaping plan to either Ms. Vreeland or Ms. Davis for review and approval. He also suggested the addition of a deed restriction to further limit use of this area. He will also install posts with signage noting conservation area.

Ms. Belmonte asked why they have not filed for a Certificate of Compliance for the roadway work.

Mr. Finocchio stated that he would follow-up with the property owner.

Outstanding items:

- Planting plan to include trees in the buffer.
- Square off deck to gain back buffer area.
- Fence location.
- Locations of posts with conservation area signage.

This matter was continued to 2/24/22.

DEP#313-608 – 200-400 Quannapowitt Parkway – CCF Quannapowitt Parkway Co LLC – continued public hearing: Notice of Intent – Mr. Alepidis recused himself from this matter.

Mitch Maslanka and Scott Goddard of Goddard Associates and Nick Dellacava from Allen & Major and Matt D'Amico were present for the applicant. Matt Burne, the Commission's peer reviewer from BSC Associates was also present. A revised plan was submitted for review this evening. Mr. D'Amico requested a continuance to 2/24/22 in order to allow time to coordinate with the Mr. Burne and Town Engineer Bill Renault. He noted that the issues to be reviewed include Quannapowitt Parkway work. They would like to create a better design and lessen impact to the wetland.

Mr. Burne noted that he is concerned with the use of the buffer zone for storm water management features. Although the wet basins have been removed from the buffer the sediment forebays will now be located there. He does not agree that using the buffer for this is considered an improvement. He requested that Ms. Vreeland and Ms. Davis also attend the meeting.

Ms. Luciani stated that he would also attend.

Dennis Cloherty of Harvest Lane expressed concern with flooding. He noted that he visited the site yesterday and Quannapowitt Parkway was under water. He believes that the culvert is clogged and needs to be cleaned out in order to get water flowing properly into Lake Quannapowitt.

Mr. Luciani would like former Town Engineer Mike Collins brought into this conversation as he had previously worked on this issue.

Ms. Vreeland noted that the dam at the head of the lake needed to be strictly controlled or the entire Paon Boulevard neighborhood would be flooded.

Mr. Cloherty felt that there would only be an issue if the water level was lowered too quickly.

Mr. D'Amico will arrange a meeting between the applicants, Town Engineer, Conservation Agents and any interested Commissioners.

This matter was continued to 2/24/22.

Ms. Belmonte made a motion to adjourn.

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

