

Wakefield Conservation Commission – Minutes – March 24, 2022

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Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Teresa Belmonte; Silvana Bouhlal

Absent: Frank Calandra; Peter Miller; Ken Alepidis
Rebecca Davis, Elaine Vreeland, Judy Green

DEP#313-616 – Stark Avenue – P&G Utilities, c/o Scott Green – Public Hearing: Notice of Intent for the construction of a roadway and associated storm water management within 0 feet to a bordering vegetated wetland (BVW) – Peter Blaisdell and Thor Akerley of Williams & Sparages were present for the applicant. The proposal calls for the construction of a 3-lot subdivision. This filing covers the road and storm water only.

Mr. Akerley stated that there is an intermittent stream on-site which is culverted beneath Stark Ave. A site visit was conducted today with Ms. Davis and Ms. Vreeland. The roadway has been shifted to move it out of the 25' no-disturb area.

Mr. Blaisdell stated that additional information would be forthcoming from both Economic Development Director Erin Kokinda and the Planning Board. The roadway at the start of the new street extension will be resurfaced. As this is being developed under low impact development guidelines, there will be no curbs nor deep sump catch basins. The road will be designed so that water sheet flows to either side into a vegetated swale. He noted that they are still finetuning details with Town Engineer Bill Renault.

Ms. Vreeland noted that following today's site visit the locations of wetland flags B6 and C2 were changed. Soil samples were also taken.

Mr. Luciani asked if there would be curbing anywhere along the new roadway. He also requested details surrounding maintenance of the swales.

Mr. Blaisdell stated that there would be curbing only at the end of the public road. An aggressive operations and maintenance plan for swale maintenance would be required. This would be the responsibility of the homeowner's association. Yearly maintenance logs could be submitted to the Town for review.

Ms. Belmonte asked what the ongoing financial responsibility for this work would be.

Mr. Blaisdell stated that \$6,000 would be retained in perpetuity by the homeowner's association. This maintenance would be paid for out of that account.

Mr. Luciani asked how a rise in maintenance costs would be addressed. He also asked if there were other low impact developments in Town.

Mr. Blaisdell stated that the total to be held in that account could be negotiated. He stated that he was unsure but thought the DPW department may have one that is in the planning stages. He has provided examples to Ms. Kokinda from other towns.

Mr. Luciani asked about snow plowing.

Mr. Blaisdell stated that it would be plowed to the sides of the road, then melt into the swales. He noted that if a clog occurs it could be easily shoveled out by a homeowner. Overflow catch basin rims will also be added. He was confident that the swales will drain rapidly as they will be atop existing sandy soil.

Ms. Belmonte asked why they had chosen low impact development design.

Mr. Blaisdell stated that it would lessen the disturbance to the site. He noted that the Town Engineer has not yet signed off. Any changes made through the Planning Board hearings will be forwarded to the Commission.

A site visit will be conducted 3/30/22 at 6:30PM.

This matter was continued to 4/14/22.

DEP#313-615 – 7-11 Audubon Road – IRG Wakefield Limited Partnership – Public hearing: Notice of Intent for the proposed utility realignment and the installation of a loading dock and paver driveway within the Riverfront Area and within 5 feet of BVW – Peter Ogren and Tony Capachietti of Hayes Engineering and Doug Avola from IRG were present for the applicants.

Mr. Capachietti stated that the proposal calls for the installation of 5,772 square feet of turf stone driveway in order to access the rear loading dock. Twelve culvert chambers will be installed at the rear of the building to capture roof runoff. Existing telephone poles will also be re-located. This driveway will be used infrequently for large equipment drop-off. The closest distance from the edge of the pavers to the top of bank would be 5'.

Mr. Luciani expressed disapproval with this proposed roadway due to the potential for bank alteration over time. He requested that they look at other access points.

Mr. Ogren stated that the existing dock on the other side is too disruptive. He noted that they could decrease the roadway to 16' wide.

Mr. Luciani noted that once the roadway is constructed there is no control over its uses. He is concerned with degradation of the road base due to water.

Mr. Avola stated that the goal is for the tenant to honor a 10-year lease. He stated that a gate could be installed to limit access to the road. He also proposed removal of the existing concrete pad to allow for a turnaround area.

Mr. Luciani requested a cross-section of the proposed roadway with information on loading effects. He added that he felt this was a terrible location for a road. He noted that the adjacent roadway is currently collapsing.

Mr. Romano asked what storm event would be captured.

Mr. Ogren stated approximately ¾” to 1” would be captured. He noted that it currently discharges directly to the river.

This matter was continued to 4/14/22.

DEP#313-608 – 200-400 Quannapowitt Parkway – CCF Quannapowitt Parkway Co. LLC – continued public hearing – Notice of Intent for the construction of a multi-story building and appurtenances within buffer to BVW, inland bank, bordering land subject to flooding and riverfront – Nick Dellacava of Allen & Major and Mitch Maslanka of CCF were present for the applicants.

Mr. Dellacava stated that he, Ms. Davis, Mr. Luciani and Town Engineer Bill Renault had met several times over the last several weeks. Discussions centered on the layout of Quannapowitt Parkway, drainage and grading. The following changes were made:

- Quannapowitt Parkway will be pulled back from the riverfront in the area of the turn.
- The parking area behind building #3 will be moved closer to the building in order to provide an area for restoration and mitigation.
- Size of the forebays in the buffer will decreased.
- Water quality swales had been added to capture overflow from the forebays.

Mr. Romano asked if any light poles need to be relocated.

Mr. Dellacava stated that they would be moved closer to the parkway.

Dennis Cloherty – Harvest Lane – expressed concern with additional water flowing towards his house.

Mr. Dellacava stated that there is currently 127,000 cubic feet of flood storage. The proposal calls for 140,000 cubic feet. A lot of the storage area will be outside the parkway. Grades along the back of the parkway will be lowered in order to accomplish this.

This matter was continued to 4/14/22.

14 Sunset Drive – discuss settlement – Town Counsel Tom Mullen, John Morin from the Morin Cameron Group, Wetland Scientist Mike DeRosa, Attorney Jesse Schomer and property owners Mark and Melanie Rosenfeld were present.

Mr. Schomer stated that the fill had been placed prior to purchase by the current owners.

Mr. DeRosa stated that a restoration plan has been developed. Fill will be removed back to the original grade, 3 red maple trees, 13 shrubs and 9 each of 7 different perennials will be planted.

Ms. Vreeland noted that debris from the berm would also be removed, but the berm itself would remain in place. She asked if the abutter who submitted the complaint was aware of this plan.

Mr. Schomer stated that he did not know. He noted that the berm is located partially on the Rosenfeld's property. Additionally, the river course and berm location had not changed in 40 years.

Ms. Vreeland requested submission of the restoration plan to the complaining abutter for review.

Mr. Schomer agreed to the request.

This matter was continued to 4/14/22.

0 Greenwood Street – request for minor modification – There is an active Order of Conditions for the property. Property owner Nghi Luu stated that the plan has changed to allow for the addition of a 20'x30' single car garage on the left side of the house. This will add 500 square feet of impervious area.

Mr. Luciani requested a revised plan noting required plantings and rear deck. He would like an itemized list of proposed changes for the record.

This matter was continued to 4/14/22

94 Bulter Avenue – A Notice of Intent will be filed shortly for the capping of the contamination.

50 New Salem Street – Request for Certificate of Compliance – Ms. Vreeland stated that the placed fill has now been removed. No additional issues were noted.

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

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

24 Old Nahant Road – tree removal request – The homeowner expressed concern that the tree could fall on his fence. He is amenable to planting a birch tree in its place.

Ms. Vreeland noted that there is a stream at the rear of the property.

Mr. Luciani noted that removal of the tree could cause more water due to the loss of uptake.

The Commission will allow removal of a portion of the tree. A birch tree will be planted in its place.

Ms. Bouhlal made a motion to allow the limbing the tree.

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

109 Farm Street – The applicant has requested in lieu of an as-built plan to instead use measurements from the existing plan.

The Commission had no issue with this request.

2 Clyde Court – discuss conditions, vote – Ms. Vreeland stated that Attorney McGrail had not had time to prepare the required deed restriction. He requested that the Commission add this as a special condition. Submission could be required prior to commencement of construction. As this hearing has not yet closed, the matter will be continued to 4/14/22 to allow time to prepare this document.

Open Space and Recreation Plan – choose consultant – the Commission would like time to review the plans. This matter was continued to 4/14/22.

Ms. Belmonte made a motion to adjourn.

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