

Wakefield Conservation Commission – Minutes – March 10, 2022

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

Absent: Frank Calandra

Rebecca Davis, Elaine Vreeland, Judy Green

2/24/22 minutes – Ms. Bouhlal made a motion to approve the 2/24/22 open minutes.

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

DEP#313-XXX – 7-11 Audubon Road – IRG Wakefield Limited Partnership – Public Hearing: Notice of Intent for proposed property improvements including re-aligning utilities and installing a loading dock and constructing a paver driveway within the Riverfront Area and within 5 feet of bordering vegetated wetland (BVW) – Peter Ogren from Hayes Engineering, Rino Imbriano and Doug Avola from IRG were present.

Mr. Ogren stated that the proposed work is in response to a new tenant at the rear of the building. A new electric service and loading dock will be required. He noted that use of the loading dock would be used only occasionally. Telephone poles will also be removed and replaced. A turf stone driveway will be installed adjacent to the wetland. To install this driveway the top layer of soil will be removed. A layer of sand then stone will be placed beneath the pavers. He noted that this work is imperative in order to accommodate the new tenant. He stated that the entire site is within the riverfront. This area was disturbed prior to riverfront regulations.

Mr. Avola stated that the new tenant needs to have their own loading dock in order to receive large pieces of equipment. Deliveries would be made once per month only. A guardrail along this roadway will also be installed at the request of Wakefield Municipal Gas and Light Department. The telephone poles will be moved closer to the parking lot.

Mr. Romano asked if the proposed stone driveway could withstand the weight of this large equipment.

Mr. Ogren stated that it could.

Mr. Luciani noted that the addition of the guardrail brings the encroachment on the wetland even closer than the turf stone which would be 5' to 10' for a length of 50'.

Mr. Ogren stated that the guardrail is not on the plan, it is only a proposal at this point.

Ms. Belmonte asked if another location, further from the wetland, had been reviewed.

Mr. Avola stated that the only current access area is as proposed. He noted that other areas are also close to the wetland. Driving around the building is not a possibility.

Mr. Luciani stated that he was concerned with work in such close proximity to the wetland.

Mr. Miller requested product specifications relative to the turf stone.

Ms. Belmonte asked if they had approached the current tenant re: use of their loading dock since usage would be occasional only.

Mr. Avola stated that they had. The proposal was rejected due to the configuration.

Mr. Calandra asked what type of truck would use this roadway as well as whether tree removal would be required.

Mr. Avola stated they would be box trucks. He added that trees along this roadway are regularly maintained due to the presence of telephone poles.

Mr. Miller felt it was likely that trees would be taken down. He requested specifics on the permeability of the turf stone.

Mr. Ogren stated that it captures water then infiltrates. He did not have specific statistics relative to the amount of water that would be captured.

Mr. Calandra asked about maintenance of the stone driveway.

Mr. Ogren stated that the only maintenance would be cutting the grass that grows between the stones. He knows of no other requirements.

Mr. Calandra asked where snow would be placed and if the turf stone would withstand plowing and deicing.

Mr. Ogren stated that it could be plowed. Snow would be pushed to the grass area between the driveway and the building.

Ms. Vreeland noted that this would not qualify as redevelopment as it is currently lawn.

Mr. Ogren stated that some of the area is devoid of top soil.

Ms. Vreeland noted that this was inaccurate as she visited the site today. She asked if the turf stone was considered a storm water system and whether the loading dock cut into the building.

Mr. Ogren stated that the turf stone is considered a storm water system. He added that for this tenant, cutting a loading dock into the building was not a possibility.

Mr. Miller asked how often the loading dock would be accessed.

Mr. Ogren stated once per month only.

Mr. Avola added that he could not definitively state that access would be needed only once per month.

Mr. Luciani and Ms. Belmonte noted that the stated one time per month loading dock access could not be factored in as this could change in the future.

Mr. Miller asked if snow would need to be removed from the flat roof.

Mr. Avola stated that it would, however, it is not usually needed.

Mr. Miller pointed out that the only area to push snow is into the wetland.

Mr. Avola stated that if there is an excessive amount of snow it could be trucked off.

Mr. Miller asked how this would be accomplished given the limited access area.

Mr. Luciani requested denotation on the plan of the 200' riverfront line.

Mr. Ogren felt that this was immaterial as all proposed work is within the 100' riverfront area.

Mr. Luciani requested submission of written response to how this project meets riverfront standards.

Ms. Vreeland asked the number of tons carried by the box trucks.

Mr. Avola stated that he did not know.

Ms. Vreeland requested that the applicant determine the integrity of this proposed driveway as it is built on fill.

Mr. Avola stated that the stone is built to hold a lot of weight. He will ask the tenant for additional information.

Ms. Vreeland also requested submission of a storm water analysis for the stone turf. She noted that as a storm water system it is now subject to storm water regulations. Information regarding how minimum discharge criteria will be met will be required. If it is not considered a storm water system, it would be a discharge to an outstanding water source.

Mr. Ogren contended that it does not constitute a discharge.

Ms. Vreeland disagreed and stated that it is unless it is adequately infiltrated. No information regarding storm water design has been provided. If it is not considered a storm water structure then under the Wetlands Protection Act no credit can be given for the close proximity.

Mr. Ogren stated that there is no way to achieve 100' on the entire site. He contended that this plan will produce a better condition.

Mr. Miller stated that the amount of current encroachment at present is the best evidence that further disturbance should not be allowed.

A site visit will be conducted 3/16/22 at 6:00PM. This matter was continued to 3/24/22

DEP#313-613 – 2 Clyde Court – Notice of Intent – John Cullen – continued public hearing – Paul Finocchio of PJF Associates was present for the applicant. A landscaping plan was submitted for review this evening. The limit of work will be the fence line.

Ms. Vreeland asked the status of the deed restriction.

Mr. Finocchio stated that Attorney McGrail would like to review the specifics with her prior to submission.

The deed restriction will note that the property owner cannot alter the area without permission from the Commission.

Ms. Belmonte suggested the addition of the language to both the Order of Conditions and the deed restriction.

Ms. Vreeland suggested the following additions to the deed restriction:

- Replanting of any dead plants.
- Remove any trash.
- No dumping of yard refuse.
- No alterations, i.e. filling, dumping.

This matter was continued to 3/24/22.

94 Butler Avenue- continued to 3/24/22.

138 Salem Street- tree removal request – Matt Callahan, homeowner was present. Site photos and letter from Keith's Tree Service were provided. The plan now calls for the removal of 6 trees and selected pruning of several others.

Ms. Belmonte stated that replication would be required.

Mr. Miller made a motion to approve the removal of 6 trees, selective pruning and planting replication per Tree Removal Policy.

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

Open Space Plan – The Commission will hold a special meeting March 22<sup>nd</sup> to discuss the Open Space Plan.

Zone A standards – Ms. Davis is in the process of reviewing these new regulations. She noted that storm water treatment would be impacted the most.

Mr. Luciani made a motion to adjourn.

Ms. Belmonte 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 – Mr. Alepidis recused himself from this matter. Mitch Maslanka and Scott Goddard of Goddard Associates, Nick Dellacava from Allen & Major and Matt D’Amico from CC&F 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.