

Wakefield Conservation Commission (Commission) – Minutes – April 28, 2022

Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Teresa Belmonte; Silvana Bouhlal; Peter Miller; Ken Alepidis; Frank Calandra Associate members: Paul Wendelgass; Julie Giganti; Haley McHatton-Ballou
Rebecca Davis, Judy Green

Approval of 4/14/22 Minutes – Ms. Bouhlal made a motion to approve the 4/14/22 minutes.

Ms. Belmonte made a second to the motion. After polling the Commissioners individually, the motion passed. Mr. Calandra abstained from the vote. Mr. Luciani was not present for the vote.

Mr. Romano noted that this was Mr. Calandra's last meeting. The Commission expressed their sincere gratitude for the expertise and time he dedicated to the Commission over the last 20 years.

DEP#313-613 – 2 Clyde Court – discuss conditions, vote on issuance. Attorney Brian McGrail was present for the applicant. He has worked with Town Counsel Tom Mullen regarding the deed restriction. He noted that this restriction will be noted in the Order of Conditions as well. The area will be clearly denoted on the plan. The following will be required under this restriction:

- The restricted area will be planted per the approved planting plan.
- Plantings will be maintained in perpetuity.
- Dumping and filling in this area are prohibited.
- Trash in this area will be removed.
- If the homeowner fails to comply with these terms, the Commission has the right to enter the area to bring it into compliance at the homeowner's expense. Additionally, the Commission may pursue recovery of attorney's costs.

Ms. Belmonte asked if in order to access the restricted area an easement over lot C2 would be required.

Mr. McGrail stated that this language would be added.

Mr. Luciani stated that he does not want a wooden fence.

Mr. Calandra suggested that the fence be a minimum of 3' in height.

Special conditions:

- The easement in the restricted area will be referenced.
- Fence at the restricted area will be non-wooden at a minimum height of 3'.

This matter was continued to 5/12/22 to allow time to edit standard conditions.

DEP#313-607 – Lake Street/Wakefield Brook – Foundry Development LLC – public hearing (continued): Notice of Intent for the replacement of a drain pipe in Lake Street – Tim Sullivan of Seaver Construction, Mark Sleger of Allen Engineering and Attorney Brian McGrail were present for the applicants.

Mr. Slegner stated that the existing manhole would be replaced with a stormceptor. Hay bales will now be used for erosion control. Two additional sediment bags will also be on-site during de-watering. The turbidity curtain detail has been added to the plan.

Ms. Davis asked if all comments from the Department of Environmental Protection had been addressed.

Mr. Slegner stated that they had.

Mr. Luciani 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.

DEP#313-616 – Stark Avenue – P&G Utilities, c/o Scott Green – continued public hearing: Notice of Intent for the construction of a roadway and associated stormwater management within 0 feet to a bordering vegetated wetland – Peter Blaisdell of Williams & Sparages.

Mr. Sparages stated that the applicant would now like to re-think the project. He has requested that the Commission issue an Order of Conditions (OOC) for the bordering vegetated wetland delineation (BVW) only.

Ms. Davis noted that the BVW line has been confirmed. She noted that the OOC would contain wording similar to that of an Abbreviated Notice of Resource Area Delineation. The plans will also note that it is a confirmation of the BVW line only.

Mr. Luciani made a motion to close the public hearing.

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

The Commission will vote on issuance of an Order of Conditions at the 5/12/22 meeting.

DEP#313-617 – 39 Coolidge Park – Robert Reska – continue public hearing: Notice of Intent (after-the-fact) for a one-story roofed structure, 2 paver patios, stairway, wall, various site work and the construction of a 10'x10' addition – John Ogren of Hayes Engineering was present for the applicant.

Mr. Ogren stated that a site visit was conducted last week. Wetland flag #1 was moved. The applicant will remove fill prior to planting proposed ferns. He noted that the Japanese knotweed in the buffer should be removed before it takes over the area. This would be hand dug.

Mr. Luciani made a motion to close the public hearing.

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

motion passed unanimously.

The Commission will vote on issuance of an Order of Conditions at the 5/12/22 meeting.

6 Briarwood Road – tree removal request – One live tree 14’ from the edge of the wetland. An arborist letter was submitted stating it was leaning toward the house and was rotted at the base and hazardous. Removal was recommended. Ms. Vreeland has visited the site. In lieu of replacement, the homeowner would like to make donation to the habitat replacement fund.

Ms. Belmonte made a motion to approve tree removal with the payment to the habitat replacement fund.

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

DEP#313-574 – 0 Greenwood Street – request for minor modification – amended plan submitted for review – The applicant has amended the previously approved plan from 2019. The house footprint will be moved 10’ closer to the street, 10’ to the left, the gravel pits for roof runoff will be moved to the right side and footers were added to support the overhang. Ms. Davis noted that the encroachment into the 25’ no-disturb zone was allowed under the approved OOC in exchange for additional plantings.

After reviewing minor modification standards, the Commission concurred that the proposed changes met the regulatory threshold.

Mr. Luciani made a motion to accept the changes as a minor modification.

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

DEP#313-XXX – 66 Butler Avenue – Joseph Surianello, Heritage Builders – continued public hearing: Notice of Intent for the razing of existing structures and the construction of a new single-family dwelling and site grading within the buffer to BVW – Mr. Surianello and Paul Finocchio of PJF Associates were present.

Mr. Surianello addressed comment issued by the Town Engineer regarding moving a utility pole. He noted that this pole is owned by a cable provider, not the Town. Moving this could take years. The only available location would be on the property line beside the neighbor’s house.

Mr. Romano stated that concern was also expressed about a low spot along the property line with 70 Butler Avenue and the associated wall construction.

Mr. Surianello stated that once the existing tree is removed the area would be re-graded thereby shedding the water to the rear of the property.

Mr. Romano also noted comment regarding flush mounted clean outs from the roof leaders.

Mr. Surianello stated that the cleanouts in the driveways would be added. Information regarding the final comment concerning runoff calculations will be provided to the Town Engineer.

Mr. Luciani asked for clarification regarding the rear grades and access to the backyard.

Mr. Surianello stated that the walk-out door to the backyard would be beneath the patio. The deck will be up above. A grass slope will be created from the left front to the rear by the patio. No wall will be necessary. Two additional trees are proposed along the buffer line for a total of 12. A post and rail fence will be added at the edge of the buffer. The birch trees will fill in to further prevent encroachment.

Mr. Miller requested that the fence be continued along the length of the 25' buffer.

Mr. Surianello agreed to extend it up to the sidewalk.

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

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

DEP#313-615 – 7-11 Audubon Road - IRG Wakefield Limited Partnership – public hearing (continued): Notice of Intent for proposed utility realignment and installation of a loading dock and paver driveway within the riverfront and buffer to BVW – this matter was continued to 5/12/22 at the applicant's request.

DEP#313-608 – 200-400 Quannapowitt Parkway – CCF Quannapowitt Parkway Co. LLC – public hearing: Notice of Intent (continued) for the construction of a multi-story building and appurtenances. Nick Dellacava of Allan and Major, Mitch Maslanka from Goddard Consulting and Matt D'Amico of CCF were present. Mr. Alepidis recused himself from this matter.

Mr. Romano requested the use of a cartridge-type filter in the proposed pool. He added that a plan for drain down would also be required.

Mr. Dellacava noted that they are at near the conclusion of the Zoning Board of Appeals (ZBA) process.

Ms. Belmonte requested a copy of the proposed conditions submitted by the applicant to the ZBA.

Ms. Davis suggested that the Commission draft conditions prior to closing the public hearing. Any questions that come up during those discussions could then be answered.

Dennis Cloherty – Harvest Lane – suggested the removal of the flash boards that regulate the water level of Lake Quannapowitt. He noted that there is no flow in the Mass DOT culvert. He felt that the applicant's comment that site water runoff eventually discharges to the lake is false.

as he contended that it discharges to the Reading drainage ditch.

Mr. Romano stated that this could not be addressed as part of this project.

The Commission will conduct a site visit 5/2/22 at 6:00PM. This matter was continued to 5/12/22.

Open Space Plan proposal – Proposal from Horsley Witten Group was submitted this evening for review. The Commission will review the proposal and discuss at the 5/12/22 meeting.

Mr. Calandra, in his last act as a Commissioner, made a motion to adjourn.

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