

Wakefield Conservation Commission – Minutes – May 12, 2022

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Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Teresa Belmonte; Peter Miller; Ken Alepidis; Paul Wendelgass; Associate members: Julie Giganti; Haley McHatton-Ballou

Absent: Silvana Bouhlal

Elaine Vreeland, Judy Green

Approval of 4/28/22 Minutes – Mr. Alepidis made a motion to approve the 4/28/22 minutes. Ms. Belmonte noted one correction.

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

Mr. Romano welcomed the addition of new voting member Mr. Wendelgass.

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. D’Amico stated that there was no new information. The only remaining issue is review of the draft Order of Conditions. Proposed conditions from the Zoning Board of Appeals (ZBA) was submitted for review and comment. He anticipates that the ZBA will close their hearing 5/25/22.

Mr. Luciani stated that the only issue he had was with condition #10.

Mr. Miller asked if all promises made to Friends of Lake Quannapowitt (FOLQ) had been incorporated.

Mr. D’Amico stated that they had been. He noted condition #4, financial contribution, is strictly a monetary donation. Town Engineer Bill Renault will be in charge of the work tied to these funds.

Mr. Luciani asked the purpose of the land preservation plan.

Mr. D’Amico stated that there are parcels outside the developed area that are labeled for added protection. He noted that the front of the site is developable but will instead be a public park. The forested area consists of 9.33 acres. Access is difficult however, it contains a large amount of upland area. This will be protected under a formal conservation restriction. The other areas being looked at are currently under review to determine how they will be protected. The public path will be maintained to the same standard as the rest of the site.

Mr. Romano asked if invasive plants would be removed.

Mr. D’Amico stated that this will be part of preventative maintenance. The ZBA has also

required removal of invasives on the shoreline. This work is subject to Town approval as it is not owned by the applicant.

Mr. Luciani asked if there would be clearcutting.

Mr. D'Amico stated that would only happen if directed by the Town.

Ms. Belmonte asked if the ZBA's preventative maintenance plan was the same as the Commissions Operations & Maintenance Plan.

Mr. D'Amico noted it was not. He added that any vegetation removal would be in the Commission's purview. He noted that the only ZBA condition that may change is the operating hours of the public restroom. He does not foresee any changes related to the FOLQ conditions.

Mr. Luciani asked about the language of condition #10, specifically that it would be null and void if all approvals from Town boards are not received. He also asked if the Town would own the conservation restriction.

Mr. D'Amico stated that there are other entities such as Town Meeting that would be involved, specifically regarding the conservation restriction. In the event that it does not pass at Town Meeting they would look at placing it in trust, possibly with FOLQ. They are open to many options regarding protecting this area.

Mr. Luciani would rather that the applicant retain ownership of that parcel with the addition of the conservation restriction. He would like this issue finetuned prior to signing off.

Mr. D'Amico stated that they would be amenable to and would advocate for that option.

Ms. Belmonte suggested that the conservation restriction be subject to approval by the Commission.

Mr. Luciani suggested a separate condition for the forested woodland conservation restriction.

Ms. Belmonte noted that the condition could note that use of the forested woodland area would be limited to conservation purposes.

Ms. Vreeland feels it would be clearer if it remained in condition #10.

Ms. Belmonte stated it should also be included in the Commission's Order of Conditions (OOC).

Mr. D'Amico does not want to be tied to a formal conservation restriction through the state.

Ms. Vreeland suggested that the conservation be required as part of the Certificate of Compliance, or at time of issuance of occupancy permits. That would allow sufficient time for approval of the conservation restriction.

Mr. Romano stated that the wording should specify that the applicant has to have at least applied for the conservation restriction as State approval can be lengthy.

Mr. D’Amico asked if there could be a fall back provision in the event that it is not approved by the State so that it will be otherwise protected. He will speak with their legal counsel to confirm and report back.

The Commission is amenable to this.

This matter was continued to 5/26/22.

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 5/26/22 at the applicant’s request.

100 Hemlock Road – enforcement order – Attorney Brian McGrail, applicant’s attorney requested a continuance to 5/26/22. He noted that no additional soil borings would be taken until after his meeting with Ms. Davis.

Mr. Luciani made a motion to ratify the enforcement order.

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

Open Space and Recreation Plan (OSRP) – Contract with Horsley Witten Group will be submitted shortly. OSRP preliminary ideas were presented to both the Planning Board and Environmental Sustainability Committee. Both groups were interested in taking part in the process.

DEP#313-613 – 2 Clyde Court – discuss conditions, vote on Order of Conditions issuance.

Ms. Belmonte noted that there is not a reference to the proposed fence in the restrictive covenant. It is to be non-wooden and a minimum height of 3’. This needs to be noted as well in the OOC.

Mr. Luciani noted that the fence needs to allow wildlife access.

Mr. Romano noted that there are vinyl split rail fences.

Ms. Belmonte would like the fence language included in the restrictive covenant.

Special conditions:

- Conservation restriction/restricted area will be denoted on the plan. This will apply in perpetuity. The westerly bound of the restricted area will not be fenced. (A new plan noting the fence will be required.)
- A vinyl fence at a minimum height of 3’ will be place around the restricted area. This

fence will also be noted on the as-built plan.

Ms. Belmonte made a motion to issue a standard OOC with the above noted special conditions.

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

DEP#313-607 – Lake Street/Wakefield Brook – discuss, vote on order of conditions.

Special conditions:

- Drain manhole #2 will be replaced with a stormceptor unit.
- A turbidity curtain will be added.
- Haybales will be used for erosion control.
- Extra dirt bags will be on-site.

Ms. Belmonte made a motion to issue a standard OOC with the above noted special conditions.

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

DEP#313-616 – Stark Avenue – Ms. Vreeland stated that the OOC would reference the site plan and will note that its issuance only confirms the bordering vegetated wetland line.

Ms. Belmonte made a motion to approve issuance of this OOC.

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

DEP#313-617 – 39 Coolidge Park – discuss, vote on order of conditions.

Special conditions:

- Landscaping blocks and mulch are to be removed in the 30' buffer to the resource area.
- The disturbed area will be reseeded with New England wetland mix.
- Unapproved fill area in side of yard will be removed prior to planting ferns.
- All landscaping in disturbed area will be removed and planted with 24 ferns.
- Any grading in the side yard will be maximum of 3:1.
- Existing shrubs on top of slope will remain.

Mr. Wendelgass made a motion to issue a standard OOC with the above noted special conditions.

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

DEP#313-618 – 66 Butler Avenue – discuss, vote on order of conditions.

Special conditions:

- A post and rail fence will be installed the length of the 25' no-disturb area, to the existing sidewalk.
- A new plan showing the above will be submitted prior to commencement of construction
- 12 birch trees will be planted along the fence noted in condition #65.

Ms. Belmonte made a motion to issue a standard OOC with the above noted special conditions.

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

Mr. Luciani and Mr. Romano conducted a site visit with Mr. Cloherty. No water was flowing in the culvert adjacent to 200 Quannapowitt Parkway. One other outlet is barely flowing. There is also no flow through the Mass Highway swale. It was noted that a joint effort from the Town of Reading and Mass Highway would be required to review any possible resolution of these issues.

Mr. Romano noted that Mr. Cloherty suggested adding volume control flash boards at the Reading Drainage Canal. This would force water back to Lake Quannapowitt.

Mr. Miller made a motion to adjourn.

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