

Wakefield Conservation Commission (Commission) – Minutes – June 23, 2022

Attendance: Chairman Jim Luciani; Ken Alepidis; Teresa Belmonte; Silvana Bouhlal; Paul Wendelgass

Absent: Peter Miller; Bob Romano; Associate members Julie Giganti; Haley McHatton Ballou Elaine Vreeland, Judy Green

Approval of 5/26/22 and 6/9/22 minutes – Mr. Wendelgass made a motion to approve the 5/26/22 and 6/9/22 minutes.

Ms. Belmonte made a second to the motion. After polling the Commissioners individually, the motion passed unanimously. Ms. Bouhlal was not present for the vote.

DEP#313-619 – 200 Water Street – Cataldo Ambulance Services Inc. – continued public hearing: Notice of Intent for the proposed work including parking lot paving and building reconfiguration within bordering land subject to flooding (BLSF) and riverfront to the Mill River – John Ogren of Hayes Engineering and Attorney Brian McGrail were present. A revised site plan was submitted for review this evening. This plan includes input from the site visit, comments from the last Commission meeting and comments from the Engineering Department. Proposed changes are as follows:

- The edge of pavement has been moved. This will result in a 75 square foot reduction of paved area.
- A pea stone filter will be added before the rain garden.
- Rain garden will be pulled away from the existing pipe.
- Rain garden will be ½ foot higher to allow for a 2' separation from ground water. (Mr. Ogren noted that the observed ground water level is 162.5'.)
- The proposed curb cut will be 20' wide.
- Additional landscaping and a tree will be added along the river.
- A portion of the stone dust area at the rear of the property will be allowed to revert to natural conditions. Invasives will also be removed.

Mr. Ogren stated that he felt that this plan meets the regulations to the maximum extent possible.

Mr. Luciani asked the origin of the drainage area coming into the rain garden.

Mr. Ogren stated that it would come from the stone drip edge at the rear of the building. He noted that a post and rail fence would be added to prevent entry into the rain garden.

Ms. Belmonte asked if the Town had approved the curb cut.

Mr. Ogren stated that they had not yet spoken with the Department of Public Works. He noted that this access was necessary to allow for proper flow on the site.

Ms. Belmonte asked the proposed use of the area at the rear of the site.

Mr. Ogren stated that the owner may wish to use it for overflow parking.

Ms. Vreeland provided comments from Ms. Davis:

- Rear hard pack area does not allow for much vegetation growth. If left to re-vegetate on its own it would be mainly invasives.
- Ms. Davis recommended landscaping with native species.
- Concern regarding the elevation of the proposed wall around the edges of the rain garden.
- Better plant choices needed for rain garden landscaping to ensure the best chance of survival. She recommended more shrubs and a reduction in grass.
- Suggested the removal of invasives, to be replaced with native plantings.
- Requested the 100-year flood elevation.

Ms. Vreeland is not confident that the property owner would remove invasives once the area is in use.

Mr. Ogren stated that no trees would be removed for the installation of the rain garden. He noted that the wall was proposed in order to cut down the grade. The top of the wall will be at the existing grade. The 100-year floodplain elevation is 164.90'. During the 100-year flood event both the rain garden and a majority of the parking lot would be flooded.

Ms. Belmonte suggested that Mr. Ogren speak with Ms. Davis regarding additional plantings at the rear of the lot. She noted that there should be additional plantings as it is a replication area.

Mr. Ogren contended that the planted area is already an addition to other site improvements. He will however work with Ms. Davis regarding plantings in the rear of the lot.

Mr. McGrail stated that the applicant could provide an invasive management program plan. The applicant plans to close their hearing with the Zoning Board of Appeals (ZBA) in July as long as the Commission has no changes to the site plan or layout.

Ms. Belmonte asked if the ZBA provided comment on the proposed curb cut.

Mr. McGrail stated that they felt it was needed for suitable access.

The Commission had no issues with the front parking layout.

Mr. Luciani requested the use of pervious pavers instead of asphalt.

The matter was continued to 7/14/22.

DEP#313-602- 237 Water Street – Water St. Wash Joint Venture RT – Notice of Intent: continued public hearing – the applicant has withdrawn this filing.

DEP#313-615 – 7-11 Audubon Road – IRG Wakefield Limited Partnership - Notice of Intent – continued public hearing for proposed utility realignment and the installation of a loading dock and paver driveway within the riverfront and buffer to bordering vegetated wetland (BVW). John Ogren of Hayes Engineering and Doug Avola, property manager were present.

Mr. Ogren stated that the Town Engineer has requested on-site observation of test holes prior to Commission approval.

Mr. Luciani stated that he had forwarded questions to Mr. Capachetti from Hayes Engineering regarding the installation of the turf stone driveway. He expressed concern with the viability of the turf stone driveway along the building. He stressed that there is no control over the size or width of vehicles traversing the driveway nor the amount of traffic. He felt that this driveway would impact habitat.

Mr. Ogren stated that use of the roadway would be limited.

Mr. Luciani noted that its future use could not be predicted.

Mr. Avola felt that additional continuation of the public hearing would impact tenant move in.

Mr. Avola noted that the currently leased parking spaces would be taken back. They will be restored to natural state. This allows them to achieve 1:1 restoration.

This matter was continued to 7/14/22.

DEP#313-608 - 200-400 Quannapowitt Parkway – CCF Quannapowitt Parkway Co LLC – Notice of Intent – continued public hearing – Mitch Maslanka from Goddard Consulting, Matt D’Amico from CCF and Attorney Brian McGrail were present for the applicants. Mr. Alepidis recused himself from this matter.

Mr. D’Amico stated that they had collaborated with Town Counsel Tom Mullen regarding preservation wording for the wooded area.

Mr. McGrail stated that the ZBA finalized their plans at last night’s meeting. They plan to close the public hearing 7/13/22. He noted that the proposed condition for the wooded area under the Commission’s Order of Conditions was similar to the ZBA’s condition in relation to open space preservation.

This matter was continued to 6/23/22.

The Commission had no issues with the proposed wooded area condition.

A special hearing will be held 7/7/22. The Commission will request the presence of their consultant Matt Burns in order to discuss the Order of Conditions.

DEP#313-120 – 2 Anjim Lane – request for Certificate of Compliance (COC) – homeowner Steve McDermody was present.

Ms. Vreeland conducted a site visit today. She stated that the property is in the process of being sold. The OOC, issued in 1989 was discovered during the recent title search. The closing date was scheduled for 6/24. This has now been cancelled. The current site conditions do not conform with the approved plan. A portion of the wetland behind the house has been filled in. A

retaining wall aside the pond has also been added. A stockade fence had been placed 10' off the house to keep activity out of the wetland. This has been taken down. She recommended that the homeowner hire an engineer to calculate the square footage of the filled area and develop a planting plan. Ms. Vreeland felt that removal of the retaining wall would be detrimental as it is currently used as a shelter by small animals. She suggested converting several small upland areas to wetland habitat. This would allow for retention of existing mature trees. It may not be possible to achieve 1:1 restoration.

Mr. McDermod stated that he was not informed of the OOC nor any restrictions on the property at the time of purchase. He added that the retaining wall was present in 1989. The wooden fence was removed 3-4 years after it was built as it had rotted out. He had then added loam and seed up to the retaining wall.

Mr. Wendelgass would like the retaining wall removed.

Ms. Vreeland recommended retention of the retaining wall. She noted that Mr. McDermod has retained Hayes Engineering for development of a restoration report.

The Commission concurred with Ms. Vreeland's recommendations. The restoration report will be reviewed at the next meeting.

Change of meeting date – It is proposed to change the meeting dates to the first and third Tuesday of each month. This matter was tabled to 7/14/22.

Town Planner – The Commission will issue a letter to Town Council endorsing the hiring of a part-time Town Planner. This letter will be drafted for review at the 7/14/22 meeting.

Open Space and Recreation Plan (OSRP) contract – Ms. Belmonte made a motion to approve the Horsley Witten Group contract.

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

Ms. Belmonte made a motion to adjourn.

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