

Wakefield Conservation Commission (Commission) – Minutes – July 7, 2022

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

Absent: Associate member Haley McHatton Ballou

Rebecca Davis, Judy Green

DEP#313-120 – 2 Anjim Lane – request for Certificate of Compliance (COC) – this matter was continued to 7/14/22.

Change of meeting night – Ms. Belmonte made a motion to change the Commission’s meeting dates to the first and third Tuesday of each month.

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

This change will take effect 9/1/22.

Meeting material submission deadline – Ms. Davis requested that the Commission adopt a policy stating that new meeting material shall be submitted to the Conservation one week prior to the meeting, no later than Thursday at 2:00PM. This will allow proper time for review by both the Agent and the Commission. At the discretion of the Conservation Agent, information considered minor in nature would be exempted. Information submitted after the deadline would not be discussed until the following regularly scheduled meeting.

Ms. Belmonte made a motion to accept the policy as stated above effective 9/1/22.

Ms. Bouhlal 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 – Notice of Intent – continued public hearing – Mitch Maslanka from Goddard Consulting and Matt D’Amico from CCF were present for the applicants. Matt Burne from BSC Group, the Commission’s consultant was also present. Mr. Alepidis recused himself from this matter.

Mr. Burne suggested the removal of wetland flags A92-A119 as the Commission did not confirm this line.

Mr. Maslanka stated that the survey company who drew the line is no longer

affiliated with this project. He contended that re-surveying this area would be time-consuming.

Mr. D’Amico stated that they could add a note to the plan indicating that they flags were not approved.

Mr. Luciani did not feel that this was a reasonable option. He felt that this could cause unintended consequences in the future if the presence of the line on the plan leads to the conclusion that it has been accepted.

Mr. Maslanka suggested the addition of language stating that the noted off-site wetland flags would not be used unless it were reviewed and approved by the Commission.

Mr. Burne will draft language relating to this.

Mr. Luciani noted that as an environmental monitor is required, a performance bond would not be necessary.

Mr. Maslanka stated that all interior landscaped areas as well as non-jurisdictional areas would be used for snow storage.

Mr. Romano noted that there is a condition stating vehicle and machinery storage must be 100’ from wetland resources. He felt that this was not clear.

Mr. Maslanka was concerned with how this would affect staging relating to the reconstruction of Quannapowitt Parkway. Vehicles will need to remain in this area for several days.

Mr. Burne suggested a condition requiring prior approval from the Commission should vehicle storage be required closer than 100’.

A special condition will be added to include site photos during construction.

Mr. Maslanka would like condition #48 removed. He would like a 3-year monitoring period, not 4 years as written.

Mr. Burne suggested that the condition read “prior to requesting a Certificate of Compliance, the applicant is to demonstrate that 3 years of monitoring has been completed, invasive species have been eradicated and renaturalization area has met

the required 75% coverage.

Ms. Davis suggested adding a condition stating that the swale in the renaturalized area could be repaired or replaced in kind but not enlarged. Also, if the stormwater management system changes in the future, this area will be fully restored. Further, this area is not grandfathered for future use as it was historically filled.

Mr. Maslanka felt that this was not necessary as any changes to this area would require review and approval by the Commission. He was concerned that any future innovations in storm water management would not be allowed.

Mr. Burne disagreed that this would require approval by the Commission as they are part of a stormwater management system and not therefore subject to the Wetlands Protection Act.

Ms. Belmonte suggested a condition stating that any changes to the swales in the renaturalization area must be reviewed and approved by the Commission.

Mr. Burne will re-work the conditions for Commission review next week.

Ms. Belmonte made a motion to adjourn.

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