

Wakefield Conservation Commission (Commission) – Minutes – July 14, 2022

Attendance: Chairman Jim Luciani; Bob Romano; Teresa Belmonte; Silvana Bouhlal; Paul Wendelgass; Peter Miller; associate member Haley McHatton-Ballou

Absent: Ken Alepidis

Rebecca Davis, Judy Green

6/23/22 minutes – Ms. Belmonte made a motion to approved the 6/23/22 minutes.

Ms. Bouhlal made a second to the motion. After polling the Commissioners individually, the motion passed. Mr. Romano abstained.

7/7/22 minutes - Ms. Belmonte made a motion to approve the 7/7/22 minutes

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

DEP#313-619 – 200 Water Street – Cataldo Ambulance Service, Inc. – public hearing: Notice of Intent for lot paving, building reconfiguration and rain garden within bordering land subject to flooding and riverfront to the Mill River – property owner Dennis Cataldo, John Ogren of Hayes Engineering and Attorney Brian McGrail were present.

Mr. McGrail stated that the Zoning Board of Appeals (ZBA) had approved all permits. Additionally, the ZBA will note that the rain garden and 2,300 square foot naturalized area plantings would be at the discretion of the Commission. The ZBA also approved four parking spaces on the other side of the bridge. He suggested the addition of a double rail fence in order to bar access to the planted area.

Mr. Ogren stated that Ms. Davis and Libby Wallis, Botanist with Hayes conducted a site visit. It was noted that invasive plants need to be removed. It was not felt that excavating the area for additional planting would be beneficial. The test hole in the area of the rain garden was completed. Town Engineer Bill Renault observed this process. No issues were noted. Mr. Ogren added that the proposed curb cut would now be 20', not 40' as proposed.

Mr. Romano asked for clarification regarding the previously discussed moratorium on curb cuts.

Ms. Belmonte asked if fencing would be installed adjacent to the river.

Mr. Ogren stated that a split rail fence would be added adjacent to the rain garden. Per Town Engineer Bill Renault, guidelines would be provided in order to allow the curb cut.

Ms. Belmonte expressed concern regarding snow storage adjacent to the river.

Mr. Ogren stated that they would extend the split rail fence to prevent that.

Mr. Romano suggested a special condition stating salt could not be used for de-icing.

Mr. Luciani asked how the pea stone layer in the rain garden would be protected during snow plowing.

Ms. Belmonte suggested preventing this by extending the fence to the end of pavement.

Ms. Davis stated that the substrate in the gravel area is fine as vegetation is coming through. She expressed concern regarding the proposed parking area over the bridge as this area is currently fully vegetated. She noted that use of this area for parking is not described in the Notice of Intent.

Mr. McGrail stated that this area was historically used for parking.

Ms. Davis stated that use of this area for parking would require a separate Notice of Intent.

Mr. Miller asked how this area would be prepared for parking use.

Mr. Ogren stated that trimming of vegetation would be required. The parking surface would also need to be smoothed out.

Mr. Luciani asked how this area would be plowed.

Mr. McGrail stated that this area may not be used all the time. It would be a parking area for employees only.

Mr. Luciani asked if the spaces were needed to meet minimum parking requirement.

Mr. McGrail stated they were not.

Mr. Miller suggested a site visit to review this area. He expressed concern that the Commission's approval would allow removal of a larger amount of vegetation as well as additional parking area improvements. He does not feel this is a reasonable parking area.

Mr. Luciani does not feel that access to this parking area would be reasonable, especially during the winter months.

Mr. McGrail would like to find a compromise with the Commission.

As site visit will be undertaken 7/18/22 at 7:00PM.

This matter was continued to 7/28/22.

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

Mr. Capachetti stated that test holes had been dug and observed by Town Engineer Bill Renault. He noted that there was a previously paved area that contained a layer of unsuitable soil. This will be removed and replaced with suitable soil. No other issues were noted. The area adjacent to the turf stone driveway will be re-vegetated.

Ms. Davis felt that the applicant had gone above and beyond what was required to improve the site. She suggested that the Commission institute long-term limitations in the Order of Conditions (OOC) regarding any future replacement of the turf stone driveway.

Mr. Capachetti was amenable to a special condition, in perpetuity, stating that the turf stone driveway could be replaced or repaired only with a pervious surface.

Mr. Luciani expressed concern with the roadway being 5' from the BVW. He also requested the use of environmentally friendly lighting.

Mr. Capachetti stated that they had reduced the size of the turf stone roadway as

much as possible. He added that they would use high-efficiency LED lights. They will also add a timer so that lighting is not on all night.

Mr. Luciani would like to separate the walkway from the habitat area. He does not want trees to be removed during the installation of the guardrail. Additionally, he requested the presence of the Conservation Agent during construction of the turf stone driveway to ensure that it is not sloped towards the wetland.

The Commission concurred that the applicant had presented a plan that was sensitive to the wetland and habitat resources.

Mr. Wendelgass 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 discussion and vote on the OOC will take place at the 7/28/22 meeting.

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.

Ms. Belmonte noted that a copy of the land preservation plan should be attached to the Order of Conditions.

Mr. Burne noted that the plan reference in condition #48 regarding the re-naturalization area was not consistent with the OOC.

Mr. Maslanka stated that a sentence could be added referencing this plan.

Mr. Burne stated that final edits would be made and forwarded to Ms. Davis next week.

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

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

Tree removal requests - Ms. Davis stated that 56 Harrison Avenue would be

continued to the 7/28/22 meeting to allow time for her to review downstream flooding issues. 53 Court Street was also continued to 7/28/22.

80 Forest Street – An arborist’s letter was received stating that the tree could be a safety risk as it was shallow rooted, atop ledge. The homeowner will be required to provide either mitigation or contribution to the Habitat Replacement Fund per the Commission’s Tree Removal Policy. This requirement will be outlined in the approval letter.

Mr. Miller made a motion to allow the removal of the one noted tree, with mitigation per the Commission’s Tree Removal Policy.

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

Submittal deadlines – Ms. Davis proposed instituting a submission deadline to allow sufficient time for both legal notice requirements and review prior to meetings. New applications must be received no later than 2:00PM Tuesday, one week prior to the next scheduled meeting. Supplemental material for review must be received no later than 2:00PM Thursday, one week prior to the next scheduled meeting. Unless otherwise determined by the Conservation Agent, any information received after the deadline will not be eligible.

ARPA funding – The Commission will provide ideas for possible projects for submission to Town Council.

Ms. Davis suggested a Green Streets program. She will forward this information to the Commission for review and comment.

Ms. Belmonte made a motion to adjourn.

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