

## Wakefield Conservation Commission Minutes – September 6, 2022

Wakefield Conservation Commission (Commission) – Minutes – September 6, 2022

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

Associate member: Haley McHatton-Ballou

Rebecca Davis, Agent

8/25/22 minutes – Mr. Alepidis made a motion to approve the 8/25/22 minutes with one correction.

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

DEP#313-322 – Millbrook Estates – stormwater management update – Ms. Davis reviewed recent project history. Earlier this year a call was received regarding a potential problem with the detention basins. Maintenance logs for the basins were then requested. The condominium association's attorney stated at that time that they had contracted with a new property manager. They were unaware of the storm water system requirements. They have requested that Peter Ogren of Hayes Engineering, engineer who designed the original system, prepare an as-built plan to discern any deficiencies. Ms. Davis noted that a copy from Mr. Ogren of the storm water management system operations and maintenance plan has been requested. Following a site visit this week, Ms. Davis noted that the detention basin at the front of the site is completely overgrown with a large amount of vegetation covering both the fence on the property line as well as the abutting neighbor's property. The property manager has been instructed to remove this vegetation. The condominium association's attorney will attend the Commission's next scheduled meeting to discuss a more detailed plan of action. It was noted that this area is the only abutting area that is not mowed.

Mr. Gallagher – grandson of abutting homeowner – stated that in addition to the overflowing vegetation onto the property, during large storm events water overtops the basin flooding the yard to the house.

Ms. Davis noted that the homeowner stated that the association had previously installed a pump to drain the area. She questioned why this would have been necessary if the pipe was functioning as designed.

Mr. Luciani stated that this pump had been placed without permission or knowledge of the Commission. It was subsequently removed.

Ms. Davis stated that the present functionality of the basin could not be determined due to the large amount of vegetation.

The Commission will visit the site next week and report back.

Open Space and Recreation Plan (OSRP) Committee appointments – As recommended by the Commission's OSRP consultant Horsley Witten Group, members will be drawn from several Town boards and committees as well as a member of the public. Several committee meetings will be held over the coming months in addition to public forums.

Ms. Belmonte made a motion to create an OSRP committee in preparation for the update of the OSRP in coordination with the Commission's consultant Horsley Witten Group.

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

OSRP member appointments – Ms. Bouhlal made a motion to appoint the following members of the OSRP committee:

Judy Green, Chair

Ken Alepidis – Conservation Commission

Haley McHatton-Ballou – Conservation Commission

Bill Renault – Town Engineer/DPW

Joe Pride – Zoning Board of Appeals

Karen Burke – Council on Aging

Sean Cash – Environmental Sustainability Committee

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

Ms. Davis noted that additional appointments from Planning Board and Recreation Commission as well as the Economic Development Director are pending. These members will be appointed at a future meeting.

102 New Salem Street – site visit feedback – Mr. Luciani and Mr. Miller conducted a site visit last week. The homeowner has agreed to remove an area of lawn and plant with trees and other plantings as a vegetated border. Concrete bounds will be placed to denote a no-mow line.

Mr. Miller requested follow-up to ensure completion of this work. He added that he was encouraged by the collaboration efforts from the homeowner.

Ms. Davis will issue a letter noting that a 6-month follow-up visit would be conducted. Suggested plantings will be provided. She will as well express the Commission's thanks for his efforts.

595 North Avenue – invasive plant management plant – Ms. Davis received a call from wetland scientist Ann McMenemy, representing the owners of Lakeside Office Park. She would like to resume the established invasive management plant.

The Commission had no issues with the resumption.

Mr. Luciani requested that Ms. Davis contact Town Engineer Bill Renault regarding the status of the filter berm at the end of Willard Road, adjacent to this property.

Electronic signatures – Ms. Davis spoke with Town Counsel Tom Mullen regarding the use of electronic signatures for wetland permitting documents. Mr. Mullen stated that the Commission could vote to approve the use of one original signature only.

Ms. Belmonte will draft a document for this vote for review at the next scheduled meeting.

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Environmental Sustainability Committee (ESC) – ESC would like to collaborate with the Commission on like-minded issues.

Collaboration with Planning Board (PB) and Zoning Board of Appeals (ZBA) – Quarterly meetings amongst the chairs from the Commission, PB and ZBA had been proposed at a prior Town Council meeting. This would allow the boards to discuss ways to coordinate their efforts.

Mr. Miller stated that he would review hearings of the other boards to better understand their mandate.

Ms. Davis will ask to have the Commission included on the boards agenda email distribution lists.

Mr. Luciani will organize an upcoming collaborative meeting.

Mr. Miller made a motion to adjourn.

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