

Wakefield Conservation Commission Minutes – October 4, 2022

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

Absent: Paul Wendelgass

Rebecca Davis, Agent

9/20/22 minutes – Mr. Luciani made a motion to approve the 9/20/22 minutes.

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

DEP 313-XXX -100 Hemlock Road – Northeast Metro Reg Vocational School - Public Hearing: Notice of Intent for the demolition of existing school, construction of new school, parking lots, athletic fields, utilities, and stormwater management system within Bank, Bordering Vegetated Wetlands, the Buffer Zone, and the Riverfront Area – Dan Wells and Andrea Kendall from LEC Environmental Consultants; David Conway, engineer and Paige Simmons from Nitsch Engineering; Kevin Nigro and Joe DeSantis from PMA Consultants; Kate Simmons, Carl Fransechi and Vlad Lyubetsk of DRA and Neil Denner Construction Manager were present for the applicants.

Mr. Fransechi stated that the new school would be sited on the hillside adjacent to the current school. The existing single access road creates traffic issues. A second access road has now been designed. Several options were discussed for location of the road however they were not deemed to be feasible. He contended that the second access road would have been required regardless of the physical building location.

Mr. Conway noted that an Order of Resource Area Delineation for this site was issued by the Commission in 2021. The proposed road development would impact the adjacent wetland. Additionally, bank would also be impacted during construction of the proposed culvert. Mitigation areas will be provided. New athletic fields will be placed in the location of the current school building. New storm water infrastructure will be placed beneath the fields.

Mr. Romano discussed the Commission's peer review selection.

Ms. Davis stated that Matt Byrne of BSC had submitted an estimate of \$6,500. This would cover 35-40 hours of review. A formal contract will be presented for review by the Commission at the next meeting. She noted that Mr. Byrne would also attend site visits.

Ms. McHatton-Ballou asked why the second access road was not designed away from the wetland. She suggested placement in the cleared area adjacent to the power lines.

Mr. Conway stated that the existing cleared area is not on school property. He added that they tried to balance the roadway access needs while working between two wetland areas.

Mr. Luciani asked if there was room along the property line.

Mr. Conway stated there was a large amount of rock in that area.

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Mr. Romano asked the width of the proposed secondary roadway.

Mr. Conway stated there would be two 12' travel lanes.

Mr. Luciani stated that an underground spring exists in the area of the Breakheart Reservation access road.

Mr. Conway stated that they would review this during the site visit.

Mr. Luciani requested denotation of the finished grade of the roadway on the center line roadway flags.

A site visit will be conducted 10/16/22 at 9:00. Mr. Nigro stated that the public would be welcome to attend.

Ms. Davis suggested breaking down each meeting into separate topics of discussion. The next meeting will cover performance standards.

Linda Ireland – Melrose – asked if the applicants reviewed the Mill River area for the secondary access road. She noted that this would create less disturbance and impact to the wetland resources and vernal pools. Traffic could exit onto Water Street.

Jennifer Fanning – Pheasantwood Road – expressed concern with de-icing chemicals for the roadway and their impacts on the wetland.

Mr. Romano asked if there would be a no-salt restriction.

Mr. Conway stated that it has not been discussed.

Sasha Savoie – Melrose – asked if the heightened risk for fires had been considered given the widespread fires in this area over the summer.

Mr. Luciani stated that the fires were not on the applicant's property.

Mr. Nigro stated that he had coordinated with Breakheart representatives regarding a fire access road.

Bronwyn DellaVolpe – Cyrus Street – asked why this location had been chosen.

Mr. Luciani state that the Commission is tasked with reviewing the plans before them.

Mr. Nigro stated that all plans are on the school website. He noted that unbeknownst to them, the site had been down. A neighbor to the site called to inform them of this problem. It has now been resolved.

Christine Rioux – 22 Woodland Road – asked how many trees would be removed as well as how many would be preserved. She also asked if the area to be developed was 13 acres.

Mr. Nigro stated that he did not know, however would provide these numbers.

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Ms. Fanning asked if questions directed to PMA Consultants through the school website were made public.

Mr. Nigro stated that they were not. Answers are provided directly to the questioner.

Paul Rybicki – 152 Parker Road – stated that at the 8/24/22 Traffic Advisory Meeting, they discussed fact that the access road would not contain sidewalks. He felt that this is a great safety concern especially since the roadway is ½ mile in length.

Ms. Davis noted that Town Administrator Steve Maio has requested the installation of sidewalks. This will be discussed further at a future meeting.

This matter was continued to 10/18/22.

2 Anjim Lane – review wetland fill – this matter was continued as additionally requested information from the applicant has not been submitted.

DEP#313-322 – Millbrook Estates Condominiums – stormwater management update – Attorney Ryan Severance was present representing Millbrook Condominium Association. He stated that Peter Ogren of Hayes Engineering had conducted a site visit but has not submitted an as-built plan. Mr. Ogren has requested to meet on-site with the Commission and the property manager prior to compiling the plan. It was noted that the property manager recently underwent knee surgery and was not yet available for a site visit.

Ms. Davis stated that the as-built plan can be submitted as long as Mr. Ogren has collected all of his information. She questioned the need for a site visit in order to complete the plan.

Mr. Severance stated that per Mr. Ogren, the as-built plan cannot be submitted until after the site visit.

Ms. Davis suggested an initial meeting immediately without the property manager. She noted that a request for a site visit with the Commission, prior to submission of an as-built plan is not normal course of action. She added that the matter has been continued for some time now.

Mr. Severance stated that he would have another conversation with Mr. Ogren to discuss this further.

Ms. Davis stated that she would contact Mr. Ogren to discuss this matter further.

Mr. Severance requested that he be allowed to discuss with Mr. Ogren prior to her phone call. He will call him this week and report back.

Mario Cresta – abutter – stated that the Hayes representative lifted the manhole in the location of the previous pump only. He requested information on the percolation test results on the detention pond. He noted that the condo association landscapes all areas around their property except along his property line. He has given permission to the applicant's landscapers to access his property to remove the vegetation.

Mr. Luciani stated that the Commission would review this further.

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Mr. Severance stated that he was not aware that he had given this permission. Future storm water maintenance plans will clarify vegetation management.

Mrs. Cresta stated that they are inundated with vegetation from the applicant's property. Additionally, the drainage basin is not maintained.

Mr. Luciani asked if the chamber on both sides of the driveway flood out.

Mrs. Cresta stated that they do.

DEP#313-585 – 610 Salem Street – required monitoring report – No issues were noted. The Commission will continue to receive these reports monthly.

Open Space and Recreation Plan Committee – final appointments to be made are: Erin Kokinda - Economic Development Director, Charlie Ciccone – Recreation Commission, John Sofia – public member.

Ms. Belmonte made a motion to appoint Ms. Kokinda, Mr. Ciccone and Mr. Sofia.

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

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