

Wakefield Conservation Commission – Minutes – April 15, 2021

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

Absent: Frank Calandra

Elaine Vreeland, Rebecca Davis, Judy Green

3/25/21 minutes – Ms. Belmonte made a motion to approve the March 25, 2021 minutes.

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

DEP#313-600 – 100 Hemlock Road – Northeast Metropolitan Regional Vocational High School – Public Hearing: Abbreviated Notice of Resource Area Delineation (ANRAD) for 3,181 linear feet of BVW, 193 linear feet of Inland Bank, 921 linear feet of Riverfront and 770 linear feet of isolated vegetated wetland. **At the applicant's request, this matter was continued to April 22, 2021.**

Erin Kokinda – Economic Development Director – discussion of Open Space and Recreation Plan – Ms. Kokinda has been working with Conservation Agent Rebecca Davis on open space. She is currently working on an update to the Master Plan. Once complete, she will address the Open Space and Recreation Plan (OSRP).

Ms. Davis asked if results from the recent Vision 2030 survey had been received.

Ms. Kokinda stated that they had been. She noted that the largest response concerned Lake Quannapowitt. These results will be forwarded to the Conservation Department for review. Once the forum series has concluded a report will be generated. The next forum is scheduled for Wednesday April 28, 2021 at 7:00PM via Zoom. Pre-registration is required.

Mr. Luciani asked if the OSRP would be combined with the Master Plan.

Ms. Kokinda stated that it would not. The OSRP review will be undertaken once the Master Plan has been completed.

Mr. Miller asked if the OSRP would address consideration of review of Town-owned land prior to sale.

Ms. Davis stated that it would. The plan will define properties deemed to be valuable for retention.

Mr. Miller expressed concern that currently there is no consistent review process prior to sale of Town owned land.

DEP#313-25 – 65 Montrose Avenue – Request for Certificate of Compliance – Ms. Vreeland stated that this property had been part of a larger lot including a parcel on Mackenzie Lane. It has

since been subdivided into two lots however the original Order of Conditions was mistakenly recorded against both lots. As the house has now been sold, issuance of a Certificate of Compliance for this lot only has been requested to correct this error.

Mr. Miller made a motion to issue the Certificate of Compliance.

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

Open Space Inventory – Ms. Davis is in the process of compiling an inventory in anticipation of the update of the Open Space and Recreation Plan.

Mr. Romano asked if Ms. Davis had conducted site visits.

Ms. Davis stated that she would once parcels of interest for retention were identified.

26 Shady Avenue – enforcement order update – Homeowner Jon Bean was present. Mr. Luciani stated that he and Ms. Vreeland conducted a site visit this past week. It was noted that the wood chips had not been removed. Plantings have been installed in this location. The plantings consist of pruned pussy willow tree branches.

Ms. Vreeland recommended planting willow sprigs adjacent to the bank. She felt that any decomposing wood chips would re-sprout and vegetate the area. She suggested monitoring tree growth for 3 years.

Mr. Miller suggested adding a clear line of demarcation to prevent further encroachment into the wetland.

Mr. Luciani felt that the willow trees would provide both canopy for the brook as well a limit further encroachment. He suggested that they be placed 20' from the brook.

Mr. Miller would like the demarcation line place further in from the stream. He also suggested adding a fence closer to the house to allow re-vegetation in the adjacent area.

Ms. Davis asked if the Commission knew the location of the previous wetland line.

Mr. Alepidis stated that based on the observed topography, he did not feel that the wetland line would be as close to the house as was noted on the wetland maps.

Ms. Belmonte asked if it was the Commission's consistent practice to ask for this level of replication for a buffer disturbance.

Ms. Davis suggested that the Commission agree on a wetland line first. A planting plan could then be established.

Mr. Luciani does not feel that the mapped wetland line is accurate.

Ms. Belmonte asked if the willow trees could be planted in the existing soil.

Ms. Vreeland stated that as they are driven into the ground, they would have sufficient moisture.

Mr. Alepidis will develop a conceptual plan noting the discussed wetland line location. He suggested staking out the line on-site for transfer to a plan.

Mr. Miller would like a demarcation line 25' from the willow trees to allow a no-disturb vegetation line.

Mr. Bean agrees with this plan.

Wetland bylaws – Ms. Davis stated that the zoning stream setback bylaw is currently under review for possible repeal. She suggested that the Commission pursue a wetland resource setback bylaw in its place.

Ms. Belmonte would like additional requirements added to a proposed bylaw.

Ms. Davis will draft bylaw wording and report back.

Re-appointments – Mr. Romano, Mr. Miller and Ms. Belmonte were re-appointed at this week's Town Council meeting.

Ms. Belmonte made a motion to adjourn.

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