

## Wakefield Conservation Commission – Minutes – January 3, 2019

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Attendance: Chairman Jim Luciani; Bob Romano; Mickey Laskey; Teresa Belmonte; Peter Miller; Dave Peterson

Absent: Frank Calandra

Agent: Elaine Vreeland, Recording: Judy Green

12/20/18 minutes – Mr. Laskey made a motion to approve the 12/20/18 minutes.

Mr. Romano made a second to the motion. It passed unanimously.

DEP#313-560 – 49 Essex Street – JCG Investments LLC – request for minor modification – Paul Finocchio of PJF Associates was present for the applicant. An amended plan was submitted for review this evening. The infiltration chamber configuration has been changed. The new design will contain a leach field in lieu of a chamber as the groundwater in this area was higher than anticipated.

The Commission concurred that this qualified as a minor modification.

Ms. Vreeland will issue a letter to the applicant noting this approval.

DEP#313-557 – 14B Fosters Lane – Alfred Fraumeni – Abbreviated Notice of Resource Area Delineation (ANRAD): continued public hearing – to confirm 642 linear feet of bordering vegetated wetland and bordering land subject to flooding – **this matter was continued to 1/17/19 at the applicant's request.**

DEP#313-573 – 107 Prospect Street – Marcia Temple-Tyler – Notice of Intent: continued public hearing – demolish the existing house and construct the roadway and associated infrastructure and transitional site grading within the 100' buffer to bordering vegetated wetland (BVW) – **this matter was continued to 1/17/19 at the applicant's request.**

DEP#313-574 – 0 Greenwood Street – Nghi Luu – Notice of Intent: continued public hearing – construct a single-family home with associated driveway and utilities within the 100' buffer to bordering vegetated wetland – Rich Kirby from LEC Associates and the applicant were present. An amended plan and response letter to the Commission's 12/6/18 comments were submitted for review this evening.

Mr. Kirby stated that the following changes have now been made in response to the Commission's concerns from the 12/6/18 meeting:

- Footprint of the house has been reduced from 60'x30' to 40'x30'.
- Driveway has been relocated and reduced to 15' x 20'.
- Measurements taken from wetland flags 2 through 5 to the closest point of work are noted on amended plan.
- Grading is proposed only in front of the house. This has reduced the number of trees to be removed. Trees will be replaced at a 2:1 ratio, with additional planting of 25 native species shrubs.
- Two stone trenches are proposed for storm water management. This change will allow capture of at least a 25-year storm event and will capture all runoff from the house and driveway.
- The applicant is willing to discuss the preservation of the remainder of the lot. He is currently working on the exact wording with his attorney. A conservation restriction is not an option as there is no guarantee of approval by the State.

Ms. Belmonte asked the closest distance from the house to the BVW.

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Mr. Kirby stated it would be approximately 10'.

Mr. Peterson asked about impact from shading of the house to the wetland.

Mr. Kirby stated that shading would not be an issue due to its siting on the lot.

Town Engineer Bill Renault's comments were read into the record. He had no issues with the proposed storm water management.

Sara Colvin – 7 Norway Street – feels that this construction would cause an increase of water to Greenwood Street. She also contended that the proposed trees would not survive due to prolonged submersion in water.

Mr. Kirby stated that runoff would be captured in the proposed trenches and suitable planting areas would be chosen, not an area of inundation.

Amy Welch – 9 Western Avenue – asked where water from the trenches would be diverted to. She also asked if the proposed elevation of the home would cause water to overrun the street.

Mr. Kirby stated they would capture roof runoff, not divert water. The trench would mimic the current water course. He noted that the proposed area consists of .0004% of the overall watershed. As a result, it would not contribute to the downstream flooding issues.

Mr. Luu noted that Cherry Lane at present has a slight upward grade.

Mr. Luciani asked if Cherry Lane would be re-graded.

Mr. Kirby stated that there may be a small retaining wall aside the driveway to match the grade of the house.

Tahir Ahmadov – 52 Spring Street – asked if there would be any type of erosion towards Spring Street.

Mr. Luciani noted that erosion controls would be in place during construction to prevent this.

Susan Palmer – 123 Greenwood Street – concerned with a possible increased amount of water coming off Cherry Lane. She currently has water in her basement following large storm events and contended that this water is coming from Cherry Lane.

Mr. Luciani asked if the brook overtops its banks following large storms.

Ms. Palmer stated it does not. She added that the water level does not rise up to Cherry Lane.

Mr. Kirby stated that he did not see how water would reach her property from Cherry Lane.

Ms. Palmer stated it only happens following large storm events. She also expressed concern with water possibly being diverted onto her property.

Mr. Luciani noted that the natural water course would not change. The proposed trenches will compensate for roof runoff.

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Kelly Metsis – 5 Linden Avenue – concerned with an increase in future water levels due to global warming.

Jennifer Kallay – 25 Sylvan Avenue – concurred with the need to address global warming issues, specifically rising water levels due to anticipated larger storm events. She would like the Commission to factor into their decision what the area will look like in 100 years.

Mr. Peterson stated that the Commission can only gauge the current, not prospective effects. He does not feel that this project will have any impact on the downstream flooding.

Alex Mendick – 118 Greenwood Street – asked if the trenches would retain water.

Mr. Kirby stated that they would simply capture roof runoff and mimic the natural water flow.

An abutter from Greenwood Street stated that he was concerned with an increase in flooding. He added that the culvert running under Greenwood Street at Cherry Lane is not cleared regularly.

Ms. Palmer read into the record a letter from Mark Pothier of 38 Wiley Street. Mr. Pothier stated that based on his experience, any work in the 100' buffer was unusual. He contended that the buffer area is generally used for remediation purposes only.

Mr. Peterson disputed this contention as he did not find it to be accurate.

Mr. Romano stated that he would like to see the trenches enlarged in order to capture a larger storm event.

Mr. Luu stated that he would expand the trenches.

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

Mr. Romano made a second to the motion. It passed unanimously.

Ms. Vreeland suggested a condition that any type of deed restriction be agreed upon prior to the issuance of a Certificate of Compliance.

### Special conditions:

- The Commission accepts the applicant's offer to place a portion of the property under a deed restriction, subject to approval by the Commission. This shall be established prior to the issuance of a Certificate of Compliance.
- Landscaping shall either be installed or the purchase price of materials shall be placed in an escrow account prior to the commencement of work.
- There shall be one stone trench measuring 15'x20'.

Mr. Peterson made a motion to issue a Standard Order of Conditions with the above noted three special conditions.

Mr. Miller made a second to the motion. It passed unanimously.

DEP#313-575 – Lot 7AA Pheasantwood Drive – Joseph Surianello – Abbreviated Notice of Resource Area Delineation: continued public hearing – confirm approximately 160 linear feet of bordering vegetated wetland – A DEP file number has now been issued.

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

Ms. Belmonte made a second to the motion. It passed unanimously.

Mr. Peterson made a second motion to issue a Standard Order of Resource Area Delineation.

Mr. Romano made a second to the motion. It passed unanimously.

This meeting adjourned at 9:00PM.