

## Wakefield Conservation Commission – Minutes – January 17, 2019

Wakefield Conservation Commission (Commission) – Minutes – January 17, 2019

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

Agent: Elaine Vreeland, Recording: Judy Green

1/3/19 minutes – Mr. Romano made motion to approve the 1/3/19 minutes.

Mr. Laskey made a second to the motion. The motion passed with an abstention from Mr. Calandra.

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 at the applicant's request.

DEP#313-573 – 107 Prospect Street – Marcia Temple-Tyler – Notice of Intent (NOI): 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 – Attorney Brian McGrail, Paul Finocchio of PJF Associates, Jack Sullivan of Sullivan Engineering and the applicant were present. An amended site plan was submitted for review this evening.

Mr. Finocchio stated that the roadway entry had been pulled back. This has allowed for the retention of one tree at the front of the property. The drainage will remain the same.

Mr. Sullivan stated that there are two drainage discharge points. One is the drainage ditch and the other is the low corner at the rear of the property. Ten test pits were dug. It was noted that the water table is high at the front of the lot. A rain garden with stormceptor will be used in lieu of cultec chambers. The rain garden will be located 10' off the abutting property's lot line. This system will mimic the existing water course. There will also be a 3' crushed stone swale along the lot line discharging to the drainage ditch. Each home will have its own drywell for capturing roof runoff. They are currently working with the Town Engineer to fine tune the drainage plans. Both the Town Engineer and Planning Board are amenable to the proposed rain garden.

Ms. Vreeland asked who would be responsible for maintenance of the rain garden.

Mr. McGrail stated that there would be a Homeowners Association. This will not be a public roadway. A restrictive covenant will be added to the individual deeds stating that each owner would be responsible for the maintenance and upkeep of the rain garden.

Mr. Miller suggested the addition of a special condition referencing the Homeowner Association's ability to enforce conservation issues.

Mr. Sullivan stated that an operations and maintenance plan would be submitted for review and comment prior to the close of the hearing.

Mr. Luciani expressed concern with enforcement in the event that the wetland dries up.

Mr. Romano noted that this would be an alteration to the wetland which would be jurisdictional.

Mr. Luciani asked the elevation of ground water.

## Wakefield Conservation Commission – Minutes – January 17, 2019

Mr. Sullivan stated it was 188’.

Mr. Luciani asked how the source of the water at the existing house would be handled.

Mr. Sullivan stated that 90% of current water flow would exist in the future. He added that a storm water report would be submitted to the Commission following completion of the Town Engineer’s review.

This matter was continued to 2/7/19.

DEP#313-275 – Heron Pond – A packet regarding non-compliance issues was distributed to the Commission for review and comment.

Ms. Vreeland noted that a majority of this information had been submitted by condominium owner Barbara Krafte.

This meeting adjourned at 8:30PM.