

Wakefield Conservation Commission – Minutes – April 18, 2019

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

Absent: Dave Peterson

Recording: Judy Green

4/4/19 minutes – Mr. Romano made a motion to approve the 4/4/19 minutes.

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

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 – this matter was continued to 5/9/19 at the applicant's request.

DEP#313-577 – 9 Tobey Lane – Brad Coyle – Abbreviated Notice of Intent: public hearing – remove existing deck and construct a new deck and rear addition within 100' of a wetland – The Commission conducted a site visit last week. The only comment was to change the proposed mulch sock to a row of staked hay bales and a silt fence.

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

Mr. Calandra made a second to the motion. The motion passed with abstentions from Ms. Belmonte and Mr. Miller.

Mr. Calandra made a motion to issue a standard Order of Conditions with one special condition noting staked hay bales and a silt fence will be used instead of the proposed mulch sock.

Mr. Romano made a second to the motion. The motion passed with abstentions from Ms. Belmonte and Mr. Miller.

DEP#313-579 – 43 Essex Street – Joseph Dellolio and Stacey Pietrowicz – Notice of Intent: public hearing - remove and replace existing patio and renovate side and front yards within 100' of a wetland – John Ogren of Hayes Engineering and Ms. Pietrowicz were present. The proposal calls for adding fill and loam in the rear and side yards in order to create a lawn area. The area is currently covered by moss and ledge. The lawn area which currently extends to the wetland will be pulled back 10'. A vegetated strip of native plantings will be added. The existing concrete slab patio and walkway will be removed and replaced with porous pavers. A 1' high concrete block wall with 3' fence atop will be placed in the side yard. An 8' high privacy fence will also be installed at the northerly end of the retaining wall.

Ms. Belmonte questioned the purpose of the retaining wall.

Mr. Ogren stated it was to raise the grade a slight amount in order to add a fence.

Mr. Miller felt that converting moss to lawn and the addition of native plantings would be beneficial.

Mr. Luciani expressed concern for the viability of a lawn due to fluctuating water levels in this area.

Ms. Pietrowicz stated that there were not large fluctuations in the water level. She added that her landscaper was confident that the sod would be viable.

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Ms. Vreeland has confirmed the wetland line.

A site visit will be conducted 4/27/19 at 9:00AM.

The matter was continued to 5/9/19.

DEP#313-578 – 200 Quannapowitt Parkway – Waterstone Properties Group, Inc. – Notice of Intent: parking and driveway improvements, modify landscaped island, remove HVAC units and replace with parking within riverfront, land subject to flooding and bordering vegetated wetland – Nick Dellacava, engineer/Allen & Major, Ryan Bianchetto, landscape architect/Allen & Major, Scott Goddard, wetland specialist/Goddard Consulting and Nico Recino, property manager/Waterstone Properties Group, Inc. – Mr. Recino stated that the proposal calls for returning the property back to office use similar to the original lot design from the 1950's. Generators will be removed from the side of the building. Parking will then be extended up to the building, with the addition of a driving aisle. Parking will also be added on the west side of the building. The pavement will be resurfaced and new bituminous curbing will be installed.

Mr. Dellacava stated that the wetland was delineated in July 2018. The entire property is surrounded by wetland. There is also an intermittent stream adjacent to the property. The floodplain elevation is 83'.

Ms. Vreeland has confirmed the wetland line.

Mr. Luciani requested that the applicant review the recently updated FEMA maps to determine whether changes were made to this area.

Mr. Dellacava stated that water currently sheet flows into the swales without treatment. The swale on the east side at elevation 82' usually holds water which then discharges directly into the lake. Bio retention areas are proposed in lieu of the existing swales. The swales will have an initial strip consisting of a gravel base lined with membrane fabric. This will spill over into the grass filter strip in the location of the new curbing. This will require cleaning every few years.

Mr. Luciani asked if the asphalt parking area would remain at the current level.

Mr. Dellacava stated that the parking lot would be milled and overlaid in most areas. The area beneath the current generators would require full depth paving. It was noted that the one increase in impervious area is the current crushed stone surrounding the generators. The main parking area is non-jurisdictional as it is outside the 100' buffer.

Mr. Romano asked how roof runoff would be captured.

Mr. Dellacava stated that on the north side the water would sheet flow to the concrete area. Two manholes along the parkway will be removed and replaced with a bio retention strip. He noted that they will be requesting a variance from the Zoning Board of Appeals for approval of four parking spots.

Mr. Calandra asked if there were any storm event where sheet flow would cause an increase in flow to the bio retention areas.

Mr. Dellacava did not anticipate this as the existing pipes would be cleaned out.

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Mr. Calandra asked the total increase in impervious area.

Mr. Dellacava stated there would be a 35,000 square foot net increase in impervious area due to the increase in parking and driving lane areas. This will be offset by the addition of bio retention areas. They are also working with Friends of Lake Quannapowitt regarding improvements to the existing patio area.

Mr. Romano asked if any work would be performed in the floodplain.

Mr. Dellacava stated there would be one small area in the rear of the property. This would be filled, but, compensated for.

Jim Scott – Elm Street – expressed support for the proposal as he feels it would be a great improvement.

Dennis Cloherty – Harvest Lane – questioned a strip of land given by the state to the town. He contended that this was protected under Article 97 and could not be paved over. He would like this 1.4 acre parcel shown on the plan. He also noted that the ground beneath the building is leased, not owned by the applicant. He also asked how many trees would be removed.

Mr. Recino will forward the lease issue to their legal department for comment.

Mr. Dellacava will provide a count of trees to be removed.

Issues to be addressed prior to the next meeting:

- Confirm current floodplain measurements.
- Review land lease issue.
- Provide number of trees to be removed vs. replaced.

The Commission will conduct a site visit 4/27/19 at 8:00AM.

This matter was continued to 5/9/19.

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 not discussed as the applicant did not appear. A continuance request was not received.

DEP#313-484 – 601/701 Edgewater Drive – request to extend Order of Conditions – Mr. Luciani would like the applicant to use a non-chemical treatment plan. He does not want to issue a multi-year extension until this option is reviewed.

Mr. Laskey made a motion to extend the Order of Conditions by one month to 5/27/19.

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

DEP#313-401 – 100 Farm Street – Request for Certificate of Compliance – Ms. Vreeland recommended issuance.

DEP#313-464 – 100 Farm Street/25 Old Nahant Road – Request for Certificate of Compliance – Ms. Vreeland recommended issuance.

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Mr. Romano made a motion to issue two Certificates of Compliance for 100 Farm Street under DEP #313-401 and DEP#313-464.

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

This meeting adjourned at 9:00PM.