

## Wakefield Conservation Commission – Minutes – May 9, 2019

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Attendance: Chairman Jim Luciani; Mickey Laskey; Frank Calandra; Teresa Belmonte; Peter Miller; Yue Ren

Absent: Bob Romano

Agent: Elaine Vreeland, Recording: Judy Green

The Commission welcomed newly appointed member Yue Ren.

4/18/19 minutes – Mr. Laskey made a motion to approve the 4/18/19 minutes.

Mr. Calandra made a second to the motion. It passed with an abstention from Mr. Ren.

DEP#313-578 – 200 Quannapowitt Parkway – Waterstone Properties Group, Inc. – Notice of Intent: continued public hearing – parking and driveway improvements, modify landscaped island, remove HVAC units and replace with parking within riverfront, land subject to flooding and bordering vegetated wetland – With the applicant's approval, this matter was continued to 5/23/19.

DEP#313-579 – 43 Essex Street – Joseph Dellolio and Stacey Pietrowicz – Notice of Intent: continued public hearing – remove and replace existing patio and renovate side and front yards within 100' of a wetland. John Ogren of Hayes Engineering and Mr. Dellolio were present. The Commission conducted a site visit last week. No issues were noted.

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

Ms. Belmonte made a second to the motion. The motion passed with an abstention from Mr. Ren.

Mr. Calandra made a motion to issue a standard Order of Conditions.

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

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 and the applicant were present. Town Engineer Bill Renault submitted updated comments for review dated 5/6/19.

Mr. Luciani expressed concern regarding potential alteration to underground sheet flow. He would like assurance that the flow characteristics would be maintained with the rain garden.

Mr. Finocchio stated that there would be no change in net rate of runoff from the site. He added that there would be a slight decrease in order to meet storm water standards. Monitoring wells would be used to determine water levels. Adjustments could be made if issues develop.

Mr. Luciani asked if a 100-year storm event would create a flowing stream.

Mr. Finocchio stated that it would.

Mr. Miller noted that during the site visit saturated soil was observed outside the 25' buffer, in the location of the current drainage ditch.

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Mr. Luciani is concerned with how flow would be monitored as well as what would happen in the event of failure. He also asked if a weir could be added in order to mimic the flow.

Mr. Finocchio stated that he would speak with the project engineer Jack Sullivan regarding this possibility.

Mr. Renault will be invited to the next hearing to discuss the monitoring process.

This hearing was continued to 5/23/19 at 7:00PM.

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. Attorney Brian McGrail and the applicant were present.

Mr. McGrail contended that the Commission could take no action on this filing until a new legal notice and re-notification of abutters is made.

Mr. Luciani expressed frustration with the repeated continuances since the hearing opened in October 2017. The applicant has not adhered to the agreed upon process regarding requests for continuances. Additionally, the applicant needs to be more forthcoming with requested information.

Mr. McGrail felt that even though the applicant did not attend, nor request a continuance for the 4/18/19 meeting, the Commission should have, as a matter of courtesy, continued the hearing on their own. He added that the revised site plan was submitted for review today.

This matter was continued to 6/13/19. The applicant will re-advertise the legal notice and will re-notify the abutters.

DEP#313-574 – 0 Greenwood Street – Nghi Luu - discussion – Mr. Luu stated that the Building Inspector informed him that his lot is subject to a 50' stream setback zoning bylaw. The permit could not move forward until this is addressed.

Ms. Belmonte asked if he had received a permit denial.

Mr. Luu stated that it was a conversation only.

Ms. Vreeland suggested that the applicant ask that Building Inspector Jack Roberto provide a letter noting this.

Mr. Luciani offered his support of this project, as permitted by the Commission. He felt that this is a good project for this area.

Mr. Calandra made a motion to issue a letter to Mr. Roberto stating that the benefits gained through the Notice of Intent permitting process sufficiently address the intended purpose of this bylaw.

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

This meeting adjourned at 8:30PM.

