

Wakefield Conservation Commission – Minutes – May 23, 2019

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

Absent: Frank Calandra, Yue Ren

Agent: Elaine Vreeland, Recording: Judy Green

5/9/19 minutes – Mr. Laskey made a motion to approve the 5/9/19 minutes.

Ms. Belmonte made a second to the motion. The motion passed. Mr. Romano abstained.

Lot 203A Fellsmere Avenue – proposal to sell town owned lot – Ms. Vreeland noted that the Commission voted to retain this lot in 2014 following a request to purchase.

The Commission concurred that the Town should retain ownership of this lot due to flooding concerns in this area.

Mr. Miller made a motion to issue a letter supporting retention of the lot.

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

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 – Nico Recine from Waterstone Properties, Nick Dellacava of Allen and Major and Nicole Hayes, wetland scientist from Goddard Consulting were present. An amended plan was submitted this evening for review.

Mr. Dellacava stated that the wetland line was adjusted during a site visit with Ms. Vreeland and Ms. Hayes. Wetland flag 48 was removed. Flags GC 8.1, 8.2 and 8.3 were added. He provided follow-up on outstanding issues from the last meeting.

- The elevation of Lake Quannapowitt is 80' to 81'.
- The existing culverts currently drain from the lake onto their site.
- Monitoring well at the corner of the site is an old irrigation well. This will be cut and covered. A new monitoring well will be placed behind the loading dock.
- Eight trees, totaling 500 linear feet will be removed. 111 trees will be planted totaling between 900 and 1,000 linear feet. Three trees only are within the 100' buffer zone. Five trees in the front of the building will be removed in order to meet zoning standards for parking area and turn around.

Ms. Vreeland stated that Town Engineer Bill Renault requested submission of the as-built volume for the proposed rain gardens prior to issuance of a Certificate of Compliance.

Mr. Luciani asked the location of the drainage point for the culvert beneath Route 128. He also asked about a snow storage plan.

Mr. Dellacava stated that he did not know the location. He added that work was not proposed in that area. Snow would be stored on the grassed islands. Once the islands are full, snow would be taken off-site.

Mr. Laskey requested signage denoting snow storage areas.

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Mr. Dellacava stated that guard rails will be placed adjacent to the lake, as well as along the swales.

Mr. Luciani asked about de-icing.

Mr. Recine stated that they would be open to using the least destructive product, as long as their insurer was in agreement.

Mr. Luciani asked if the effectiveness of the rain garden would be monitored.

Mr. Dellacava stated that it should work as long as it's designed per the storm water handbook.

Mr. Luciani expressed concern regarding effective removal of nitrogen and phosphorus.

Mr. Dellacava stated that they would be cleared of debris after the winter. They will also be monitored annually to ensure water is adequately flowing.

Mr. Romano asked if any storm drains would not have pre-treatment.

Mr. Dellacava stated that due to the flat elevation of the lot and the proximity to the lake, catch basins are not suitable. The vast majority of the parking lot and rear of the lot will be directed to the bio retention area and grass swales.

Mr. Laskey asked the purpose of the 6" PVC pipe near the walking trail.

Mr. Dellacava stated that he was not familiar with it but would take a look.

Mr. Luciani asked if it would be possible to park between the trees at the front of the building in order to retain them.

Mr. Dellacava stated that they had looked at this option, however it was not possible as they would need to remove a 15' radius which would destroy the root system.

Abutter Dennis Cloherty questioned ownership of the land adjacent to the building. He contended that it was parkland and was therefore owned by the State of Massachusetts.

Mr. Recine stated that a title search was undertaken during the purchasing process. He will provide a copy of the survey.

Ms. Vreeland will speak with Town Counsel Tom Mullen to determine if the pathway is in fact parkland.

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

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

Mr. Laskey made a motion to issue a Standard Order of Conditions with the following five special conditions:

1. The applicant shall submit a snow storage plan noting snow storage areas, in compliance with Department of Environmental Protection snow storage policy.
2. If unnoted drainage pipes are discovered it shall be brought to the attention of the Commission for further review, to ensure proper drainage.

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3. Prior to the issuance of a Certificate of Compliance the applicant shall provide an as-built plan noting the volume of the proposed rain gardens and appropriate spot grading to verify the as-built drainage patterns. A letter shall be prepared by a professional engineer, noting all changes between the as-built condition and approved plan and include a statement that all work has been completed within substantial compliance of the approved plan set.
4. The applicant will be required to hire, at their expense, an Environmental Monitor (EM) to provide review of the construction phase sedimentation control. The EM shall be approved by the Department of Public Works based on experience and shall provide the Engineering Division with periodic inspection reports at frequencies outlined within the approved Stormwater Pollution Prevention Plan (SWPPP).
5. A construction staging/stockpiling plan will be submitted. The plan should highlight that no equipment, traffic or stockpiling of material will take place on top of the proposed storm water infiltration system.

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

Sustainability Committee – Rob Darnell, Chairman of the newly formed Sustainability Committee would like to collaborate with the Commission. A handout regarding issues with the outfall pipes in Lake Quannapowitt at the lower common was provided. Photos were taken showing trash accumulation, oil and extensive erosion in these locations. Mr. Darnell plans to meet with Stormwater Project Manager Claire Moss and Town Engineer Bill Renault regarding upgrading the pipes and catch basins, possibly to rain gardens. He also expressed interest in the installation of pollinator gardens.

The Commission was receptive to these ideas. Mr. Darnell will be invited to an upcoming meeting to further discuss these ideas.

Emerald Necklace/Holland Road trail – The Holland Road trail has been added to the Metropolitan Area Planning Council (MAPC) mapping.

Ms. Vreeland noted that MAPC can also provide funding and publicity for open space initiatives.

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 hearing was continued to 6/13/19.

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 hearing was continued to 6/13/19. A new legal notice and re-notification of abutters will be required.

This meeting adjourned at 9:30PM.