

Wakefield Conservation Commission – Minutes – July 11, 2019

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Attendance: Chairman Jim Luciani; Bob Romano; Frank Calandra; Teresa Belmonte; Peter Miller; Yue Ren

Absent: Mickey Laskey

Agent: Elaine Vreeland, Recording: Judy Green

6/27/19 minutes – Mr. Calandra made a motion to approve the 6/27/19 minutes.

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

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 7/25/19 at the applicant's request.**

DEP#313-583 – 16 Spaulding Street – Michael Festa – Notice of Intent: public hearing – construct an addition and swimming pool within 100' of a wetland – **this matter was continued to 7/25/19 at the applicant's request.**

DEP#313-582 – Lovis Avenue Extension – Robert Casaletto – Notice of Intent: public hearing – construct a 3-lot subdivision with associated roadway, utilities, storm water management and grading within 100' of a wetland. John Ogren of Hayes Engineering and the applicant were present. The site in question is a wooded lot which slopes down at the northwest corner. There is a pond at the edge of the property. The driveway for lot #1 will be within the 100' buffer while the houses, driveways and associated appurtenances for lots #2 and #3 will be within the 100' buffer. The current road would be extended 360' to accommodate the 3-lot subdivision. Grinder pumps will be installed for sewer. As there is no access to Town water services in this area, these homes will have individual wells. Infiltration systems will be installed at each home for the capture of roof runoff. Stormceptor units will be used for both the home and street runoff. Runoff rate will either match or decrease current runoff. All activity will take place outside the 25' buffer.

Mr. Luciani asked if there were an inlet or outlet to the pond. He also asked the size of the drainage area from this site.

Mr. Ogren stated that there is not an inlet but there is a piped outlet. This outlet is approximately 400' from any proposed activity. The drainage area is approximately 3.3 acres.

Mr. Miller stressed the need to highlight the large number of water issues downstream from this area.

Ellen Grossman – 72 Forest Street – stated that she currently gets water in her basement. She is concerned with an increase in flooding.

Mr. Luciani asked if the runoff calculations were based on proposed conditions. He also asked if runoff rates would change if soil used for backfill is a different grade from existing soil.

Mr. Ogren stated that the calculations are based on proposed conditions. He noted that the assumption is that they will use on-site materials or a similar grade soil.

Mr. Romano asked if there would be blasting.

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Mr. Ogren stated that he did not know.

Mr. Calandra asked the depth of the proposed wells.

Mr. Ogren stated that he did not have this information but would look into it.

The Commission will conduct a site visit 7/15/19 at 7:00PM.

This matter was continued to 7/25/19.

Habitat protection and replacement – Mr. Luciani would like to explore proactive protection of wildlife corridors and habitats.

Ms. Vreeland stated that we could use current wetland maps to outline existing and proposed areas.

Mr. Miller would like to have a regular public education column in the Wakefield Item highlighting ongoing conservation issues. He would also like to engage Town Council in this process.

The hearing was adjourned at 8:30PM.