

Wakefield Conservation Commission – Minutes – July 25, 2019

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

Absent: Yue Ren

Agent: Elaine Vreeland, Recording: Judy Green

7/11/19 minutes – Mr. Romano made a motion to approve the 7/11/19 minutes.

Mr. Calandra made a second to the motion. The motion passed. Mr. Laskey 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 8/22/19 at the applicant's request.**

DEP#313-560 – 49 Essex Street – Mary Young – discuss drainage issues – Ms. Young stated that the constructed leach field had failed following a storm event in April 2019. At that time Town Engineer Bill Renault visited the site and advised that the downspouts should not be directed to the leach field as ground water was taking up its capacity. The existing retaining wall has cracked in several places and is now leaning. Ms. Young requested permission to:

- Remove the leach field.
- Replace the retaining wall.
- Use rain barrels beneath downspouts.
- Divert water at the North side of the house around the existing propane tanks to a constructed dry river bed which would discharge to a rain garden at the front of the house.

Mr. Luciani suggested leaving the existing retaining wall in place and adding a new wall beside it. This would reduce disturbance to the adjacent wetland.

Ms. Young stated that she has not had any additional water in the basement since the removal of the downspouts.

As a Certificate of Compliance has been issued for this file, a new Notice of Intent would be required.

DEP#313-583 – 16 Spaulding Street – Michael Festa – Notice of Intent: continued public hearing – construct an addition and swimming pool within 100' of a wetland – Rob Darnell of Royal Contracting was present on behalf of the applicant. A revised, stamped plan was submitted this evening detailing the locations of the proposed pool, erosion control line, stockpile area and trench drain discharging to a dry well.

Ms. Vreeland conducted a site visit today. The wetland line is at the curve of the bank.

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

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

Mr. Laskey made a second motion to issue a standard Order of Conditions with one special condition noting that any stockpiled material would be surrounded with staked hay bales and covered with a tarp.

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

Sustainability Committee – update – Rob Darnell, Chairman. The committee is currently looking into the establishment of a tree bylaw as the clearcutting of building lots has been presented as a concern. They would like to work with the Commission towards this goal. This discussion will be explored further at the Commission's 8/22/19 meeting.

DEP#313-582 – Lovis Avenue Extension – Robert Casaletto – Notice of Intent: continued 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. Mr. Ogren stated that they have not yet received comments from the Town Engineer.

Mr. Romano requested that the applicant update the plan to include all trees over 6" in diameter, within the jurisdictional area to be removed.

Mr. Ogren stated that there were a large number of them. He noted that all trees within the limit of work would be removed.

Mr. Laskey reiterated that these trees need to be denoted.

Mr. Luciani asked if soils were used in determining runoff calculations.

Mr. Ogren stated that they had been. Type "A" soils which are well draining were noted. Test holes were not dug, rather a soil survey website map was used for this determination.

Mr. Luciani expressed concern that post-construction soils would not be type "A" due to the amount of disturbance required.

Mr. Calandra was concerned that the soils website could have given a more regional determination rather than site specific.

Mr. Ogren stated that the "A" soils are beneath the topsoil. He added that they would conduct test borings.

Ms. Vreeland has confirmed the wetland line.

Mr. Romano expressed concern with the loss of canopy and the possible rise in water levels due to the tree removal or lowering of the water level due to canopy removal.

Mr. Calandra would like the type of street trees to be used noted on the plan.

Mr. Ogren stated that this was determined by the tree warden.

Mr. Luciani asked if they had calculated the loss of water uptake resulting from the tree loss.

Mr. Ogren stated that they had not.

(8:00PM – Mr. Miller arrived.)

Mr. Laskey suggested a second site visit to assess the potential canopy loss.

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Mr. Romano requested that the applicant stake out the 100' buffer prior to the site visit.

John Todisco – 66 Forest Street – presented site photos taken last week. He expressed concern with both the loss of trees and potential effect of blasting.

Steve Purrington – 68 Forest Street – Also expressed concern with tree loss and the potential impact on the wetland. He asked if the houses could be moved closer into the cul-de-sac to lessen the impact.

Mr. Todisco was concerned as to how definitive it would be that the soil used for fill would be type "A".

Mr. Calandra asked the mean high water level used for this design.

Mr. Ogren stated it was approximately 186' – 187'. The bottom elevation for the stone in the infiltration system will be 190'.

Mr. Calandra stated that theoretically the ground water could then come into the infiltration system.

Mr. Ogren does not feel that ground water would come up 1' from one location to another.

Mr. Calandra stated that he would like Town Engineer Bill Renault as well as the Commission present during the test hole borings.

Mr. Ogren will coordinate.

Mr. Miller expressed concern that additional trees could be removed by the future homeowner at lot number 2 due to their close proximity to the house and the effect it would then have on the 25' setback.

A site visit will be conducted Monday 7/29/19 at 7:00PM.

This matter was continued to 8/8/19.

DEP#313-571 – 611 Salem Street – proposed billboard – the applicant would like to install a billboard at the rear corner of the lot, adjacent to the abutting parking lot. There will be limited excavation as it will have one center pole. Any excavated material would be taken off-site.

The Commission did not have an issue with installation at this location.

Glendale Avenue subdivision – The proposed plan currently before the Planning Board calls for the removal of over 100 trees. Mr. Luciani and Ms. Vreeland will conduct a site visit to determine if the existing isolated wetland is jurisdictional.

The hearing was adjourned at 9:00PM.