

Wakefield Conservation Commission – Minutes – August 22, 2019

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Attendance: Chairman Jim Luciani; Frank Calandra; Peter Miller; Yue Ren

Absent: Bob Romano, Teresa Belmonte; Mickey Laskey

Recording: Judy Green

8/8/19 minutes – This vote was tabled to 9/12/19.

DEP#313-582 – Lovis Avenue Ext. – 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 – **This matter was continued to 9/12/19 at the applicant's request.**

DEP#313-460 – 2 Longmeadow Drive – Request for Certificate of Compliance - Attorney Brian McGrail was present for the applicant's. The original Order of Conditions was amended to include a stream crossing and construction of a barn. This work was not undertaken. It was noted that the Agent has not yet visited the site to confirm compliance with the plans. The property has been sold with a closing scheduled for 9/4/19. Mr. McGrail requested that the Commission vote to issue the COCs this evening with the condition that they not be released until the Commission's Agent has inspected the site and approved the conditions. If the site is not in compliance, the certificates will be voided.

Mr. Miller made a motion to approve issuance of Certificates of Compliance for the original and amended Orders of Condition. The Commission reserves the right to revoke these approvals if the Agent deems that the plans are not in compliance.

Mr. Calandra made a second to the motion. It was unanimously approved.

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, Jack Sullivan of Sullivan Engineering Group, Town Engineer Bill Renault and the homeowners were present. Town Engineer Bill Renault has issued a final approval for this project. A draft list of special conditions was submitted for review. This list is a result of joint meetings with the Planning Board, Commission Agent and Town Engineer to ensure consistent conditions.

Mr. Luciani requested clarification of Item #4 regarding monitoring of rain garden function.

Mr. Sullivan stated that ground water measurements would be taken at the start of construction then every one to two months for the first year to ensure there are no changes. Surface water will also be observed.

Mr. Luciani asked if there would be water in the rain garden following a 10-year storm.

Mr. Sullivan stated there would be.

Mr. Calandra asked if performance metrics could be added.

Mr. Renault stated that the condition was written with some ambiguity as focusing on a specific storm event presented too many variables.

Mr. Calandra asked what would be considered the point of failure.

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Mr. Renault stated it would be if the basin did not drain and if the pond overtopped. He added that this could be looked at after each storm event to be cautious.

Mr. McGrail stated that abutting properties could also contribute to changes to the wetland.

Mr. Luciani pointed out that they are downstream of this property.

Sandra Wallace – 10 Friend Street – would like some trees taken down along the property line to allow sun into her backyard.

Mr. McGrail stated that the Planning Board requested that the trees at the property line remain as a no-disturb line. He noted that they could discuss with her outside of this hearing.

Mr. Luciani would like some way to verify the function of the wetland at the completion of construction.

Mr. Calandra suggested that measurements be taken following storm events of ½” or more or at least monthly. Site photos shall also be provided.

Mr. Luciani also requested submission of site photos prior to commencement of construction. All photos must be taken from the same location.

Town Planner Paul Reavis stated that the Planning Board had no outstanding issues. A vote is scheduled for next week. He noted that efforts have been made to retain as many trees as possible.

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

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

Mr. McGrail stated that he would revise the submitted conditions for review and approval by the Commission’s Agent.

The Commission will vote and issue the Order of Conditions at the 9/12/19 meeting.

DEP#313-584 – 147 Lowell Street – Town of Wakefield – DPW – Notice of Intent: public hearing – Install asphalt pathway, sprinkler and well irrigation system and storm water improvements within 100’ of a wetland. Town Engineer Bill Renault was present for the applicants. The proposal calls for:

- The removal of the existing stone dust main pathway to be replaced with asphalt.
- Installation of well and irrigation system with storm water retrofits.
- Removal of pathway from Lowell Street.
- Add bio retention area.
- Improve grading to meet Americans with Disabilities Act requirements.

The project is being funded through a donation of \$150,000 from the Friends of Lake Quannapowitt (FOLQ). No trees will be removed as part of this project.

Mr. Luciani asked if pervious pavers could be used in lieu of asphalt.

Mr. Renault stated that the asphalt could pick up more runoff from Quannapowitt Parkway.

Mr. Luciani asked if there would be any effect on the existing beach.

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Mr. Renault noted that the water currently erodes the beach area. The proposed walkway will be elevated away from the beach.

Mr. Luciani asked what areas would be irrigated.

Mr. Renault stated that there is one section close to the beach, however, the majority of irrigation would be on the other side of the pathway.

Mr. Ren asked if there were any potential negative impacts.

Mr. Renault stated there were not. He added that it would improve the water quality and decrease the amount of storm water flow directly to the lake. The site improvements will take approximately one month.

Jim Scott – Elm Street – spoke in favor of the project.

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

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

The Commission will vote and issue the Order of Conditions at the 9/12/19 meeting.

DEP#313-585 – 610 Salem Street – SBAB Capital Trust, LLC – Notice of Intent: public hearing – construct a 37-unit residential building with associated utilities, parking, storm water management and grading within riverfront and within the 100' buffer to a wetland – Peter Ogren of Hayes Engineering and Stephen Berardino, property owner were present. Mr. Ogren noted that the riverfront area occupies the majority of the site. The area contains little topsoil and is disturbed down to the edge of the Saugus River. Trees at the river's edge are being choked out by vines. The proposal calls for the construction of a 37-unit apartment building with parking behind and beneath the building. A full storm water management system will be installed. The outside parking area will have storm water management and the interior parking will have floor drains. The site currently contains 24,300 square feet of impervious surface, with 24,500 of impervious surface proposed. Soil samples were taken with gravel noted beneath. The parking lot runoff will discharge from storm septic units to a manhole, then to a level spreader.

Mr. Miller asked what the closest point from the parking area to the wetland edge would be as well as the closest point of work to the river.

Mr. Ogren stated it was 2' to 3' from the parking lot to the edge of the wetland. The closest point to the river would be 14'.

Mr. Luciani asked the ground water elevation of the site and when the measurement was taken.

Mr. Ogren stated it was 62'. He noted that the site will be raised by 1'. The measurement was taken 9/5/18.

Mr. Luciani requested an overlay map showing existing and proposed conditions.

Mr. Calandra asked how the encroachment into the 25' setback would be addressed.

Mr. Ogren stated that this area at present is paved.

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Mr. Luciani requested the 100-year flood elevation.

Mr. Ogren stated it was 63' based on the current Federal Emergency Management Agency (FEMA) mapping.

Mr. Luciani stated that the new FEMA mapping could be used to determine an accurate elevation.

Mr. Ogren stated that the draft map shows the elevation at 64'. He does not feel that these maps could be used as they have not been adopted.

Mr. Luciani refuted this contention as DEP had previously determined that they could be used as the most recent credible evidence.

Mr. Miller asked the height of the proposed building.

Mr. Ogren stated it would be 53' tall.

Mr. Calandra asked the purpose of the monitoring wells noted on the site.

Mr. Berardino stated there had been a 21E investigation.

Mr. Calandra requested submission of that report.

Fabian Florie – 600 Salem Street – stated he had witnessed water flowing into the current building following large storm events. He is concerned with flooding to the rear of the property, into his lot. He added that he currently uses two industrial grade sump pumps in his building at the rear of this property.

Mr. Calandra requested additional test pits to determine current elevations.

Mr. Luciani stated that they would also be required to determine the limit of bordering land subject to flooding. He added that no filling could occur in the floodplain without compensatory storage.

This matter was continued to 9/12/19.

The meeting adjourned at 9:00PM.