

Wakefield Conservation Commission – Minutes – September 12, 2019

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

Absent: Yue Ren

Recording: Judy Green

8/8/19 and 8/22/19 minutes – Mr. Romano made a motion to approve the 8/8/19 and 8/22/19 minutes.

Ms. Belmonte made a second to the motion. The motion passed.

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 9/26/19 at the applicant's request.**

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. **This matter was continued to 9/26/19 at the applicant's request.**

DEP#313-561 – Saugus River bridge – Request for Certificate of Compliance – Jody Trunfio of TEC Engineering was present for the applicants.

Town Engineer Bill Renault reviewed and approved the as-built plans.

Ms. Vreeland conducted a site visit this week. No issues were noted.

Mr. Luciani asked the status of the fence adjacent to 534 Water Street. He had noticed that the fence was leaning and did not appear to be shored up.

Mr. Trunfio stated that he was only made aware of this recently. He noted that the project was undertaken as part of a cost-share agreement between the Towns of Wakefield and Saugus. Any additional work would be funded outside of that. He will visit the site to ensure that the fence is adequately stable.

Ms. Belmonte requested the submission of a letter from the applicants noting the date of inspection of the fence and its existing condition.

Mr. Trunfio will speak with the contractor to determine whether this work, if necessary, could be undertaken in the next two weeks.

The Commission tabled the vote to the next scheduled meeting.

0 Ossipee Lane – Carol Hannigan – Request for Determination of Applicability: public hearing – to determine the extent of the isolated land subject to flooding (ILSF) – Rich Kirby of LEC Environmental, Chris Anderson, engineer from Hannigan Engineering and Mr. Hannigan were present. Mr. Kirby stated that the lot was originally delineated in 2008. The wetland flags were re-established in 2018. At this time, Bill Hannigan, the project engineer, performed calculations to determine if the threshold had been met relative to State of Massachusetts standards regarding Isolated Land Subject to Flooding. It was determined that it did not.

7:20 – Mr. Calandra arrived.

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Mr. Romano asked if there was any evidence of the presence of vernal pools.

Mr. Kirby stated that there is one “potential” vernal pool listed however it does not change jurisdiction.

Mr. Luciani asked if there was evidence of leaf staining beyond the ponded area.

Mr. Kirby stated that based on the observed soils which are not very permeable, water would pond in the depression.

Mr. Anderson stated that test pits discovered poorly draining “D” type soils. There is a large layer of bedrock which inhibits drainage.

Mr. Luciani asked the average depth to bedrock.

Mr. Anderson stated it was at an average depth of 2 feet.

Mr. Kirby noted that due to the restrictive bedrock layer there will be ponding water. He added that there are no proposed alterations to the wetland area.

Mr. Luciani would like to continue the hearing to allow time for additional review. He also asked how the infiltration chambers would be placed.

Mr. Anderson stated that they would be placed in fill. He added that they were not open to a continuance as the Planning Board plans to close their hearing prior to the Commission’s next meeting.

Mr. Luciani expressed concern that additional trees will need to be removed as there is ledge present.

Mr. Romano asked if any blasting would occur.

Mr. Anderson stated that there is potential for it.

Mr. Luciani reviewed comments submitted by Town Engineer Bill Renault who stated that the Town did not observe test hole work. He suggested that the applicant submit soil samples for review by a Town certified lab.

Mr. Anderson stated that he verified the integrity of the samples. If this was requested by the Planning Board, they will follow that path.

Mr. Romano asked how driveway runoff would be handled.

Mr. Anderson stated that they would be pitched towards the manhole. He noted that the infiltration chambers would be sized to capture the 100-year storm.

Mr. Luciani asked what material was found in the ISLF area.

Mr. Kirby stated there was an 8” organic layer on top of a 14” layer of muck.

Ms. Vreeland stated her concern regarding loss of habitat around the ILSF as it is critical for breeding habitat. She asked if there would be any buffer between the house area and ILSF.

Mr. Kirby stated that the limit of work line comes up to the edge of the ILSF.

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Mr. Hannigan stated that there would not be clearcutting as 60% of the trees would remain. He noted that they intend to sell the lots.

Mr. Luciani noted that once the lots are sold, any additional land clearing would be out of their control.

Mr. Miller asked if a no-disturb area could be added through the Planning Board to ensure protection of the remaining trees.

Ms. Belmonte did not think this was possible.

Mr. Luciani suggested submitting a letter to the Planning Board regarding the Commission's concern with tree cutting and protection of the ILSF habitat area.

Mr. Miller suggested that a member of the Commission attend the Planning Board meeting to deliver comments.

Mr. Calandra made a motion to issue a negative determination.

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

DEP#313-573 – 107 Prospect Street – Discuss, vote to issue Order of Conditions.

Mr. Calandra made a motion to issue a standard Order of Conditions with six additional special conditions.

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

DEP#313-584 – 147 Lowell Street – discussion and vote on Order of Conditions.

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

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

DEP#313-275 – Heron Pond - discuss turf maintenance – Ms. Vreeland met this week with property manager Steve Mangano and a representative from the condominium board. Mr. Mangano stated that organic fertilizers are used in some, but not all, areas. Ms. Vreeland reviewed the buffer zone areas and snow storage areas. Mr. Mangano admitted that mistakes had been made in the past but they are working to remain in compliance with the plan. He noted that herbicides are only placed after receipt of a positive soil testing report. Caution signs are placed whether the fertilizer is organic or not.

Ms. Vreeland suggested that they conduct soil sampling each year in the fall. Results could then be reviewed prior to the first yearly application in March.

Mr. Mangano is amenable to this plan.

Algae bloom and pets – Ms. Vreeland suggested posting signs regarding the dangers of contaminated waters. It is felt that this would heighten the awareness of the existing water quality conditions.

The Commission is amenable to this.

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The meeting adjourned at 9:20PM.