

Wakefield Conservation Commission – Minutes – September 26, 2019

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

Absent: Yue Ren; Frank Calandra

Recording: Judy Green

9/12/19 minutes – Mr. Laskey made a motion to approve the 9/12/19 minutes.

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

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 10/10/19 at the applicant's request.**

DEP#313-586 – 10 Wiley Street – David & Kristen O'Connor – Notice of Intent: public hearing – remove existing porch and deck and construct a 12'x21.3' addition within 200' to the riverfront – Jack Sullivan of Sullivan Engineering Group and the applicants were present. The proposal calls for the removal of the existing deck and porch. The new sunroom and deck will be placed on sonatubes. No trees will be removed and there will be no grading required.

Mr. Luciani asked if the structures would be elevated.

Mr. Sullivan stated that they would.

An abutter from 14 Wiley Street provided flooding pictures. She stated that she has spoken with the Town about an increase in flooding. A representative from the Town is scheduled to visit her home next week to assess. She noted that the flooding worsened after the applicants added a pool and fence within the last few years.

Mr. Luciani asked the 100' flood elevation level.

Mr. Sullivan stated that it was not on this property. He added that he reviewed the Federal Emergency Management Agency (FEMA) mapping for this determination. He added that the new addition would be in the same location as the current structures.

Mr. Luciani requested that the applicants provide the 100-year flood elevation.

This matter was continued to 10/10/19.

DEP#313-587 – 590 Main Street – Ibrahim Jeha – Notice of Intent: public hearing – remove existing trash enclosure and replace with seed/mulch; install two 4'x24' concrete islands for car wash; trenching to install conduits to new islands and re-pave the lot within 100' of a wetland. Attorney Brian McGrail, Steve Pedro of Ayoub Engineering and the applicant were present. The proposal calls for the removal of the self-serve car wash bays, to be replaced with one drive-through wash bay. The car wash tunnel will have state of the art water reclamation for reuse of 50% of water. This will consist of pits beneath the wash area which will clean the dirt from the water, then reuse it during the wash cycle. The remaining 50% will discharge into the Town sewer.

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Mr. McGrail noted that landscaped islands will also be added throughout the site.

Mr. Pedro stated that within the 100' buffer there will be two islands holding external pay terminals. The existing line of pavement will remain. A small strip of pavement will be removed from the buffer area and seeded as this has been found to be part of the abutting lot. The existing dumpster will be removed from the rear of the site and placed at the front. This will help reduce blowing of trash into the wetland area.

Mr. Laskey asked if there would be any lighting changes proximate to the wetland.

Mr. Pedro stated that there will be no changes in the rear area.

Mr. McGrail noted that the car wash and vacuum stations would not operate 24 hours. They will be open 7:00AM to 8:00PM.

Mr. Romano asked if there would be any work done to the gas tanks.

Mr. Jeha stated there would not be as they were replaced last year.

Mr. Luciani asked if the existing catch basins were fitted with oil/gas separators.

Mr. Pedro stated that he would look into. He added that there would be an Operations & Maintenance plan for them submitted to the Zoning Board of Appeals.

Mr. Luciani asked the discharge point from the rear manholes.

Mr. Pedro stated that it was assumed that there was an infiltration system. He did not find evidence of a headwall.

Mr. Luciani requested that the applicant investigate to determine whether there is a pipe from the catch basins that discharge to the wetland. He suggested the use of a dye test.

Mr. Romano suggested the addition of a fence along the rear of the property.

Ms. Belmonte asked if the buffer area would be maintained or remain in its natural state.

Mr. Pedro stated that it would remain in its natural state. There will be no mowing in that area.

This matter was continued to 10/10/19.

DEP#313-560 – 49 Essex Street – discuss infiltration system change – Amended plans were submitted this evening for review. John Ogren of Hayes Engineering was present with the applicants. The previously proposed infiltration system did not function as designed. This proposal calls for the abandonment of the existing drainage trench. This will be replaced with two storm tech recharge systems behind the garage area and one to the left at the front of the house. These areas are the only options due to the grade and ledge. Test holes were dug with ledge found at 53". The ledge tapers off as one moves closer to the wetland. The garage roof and the roof of the rear ½ of the house will be infiltrated. The rate of runoff captured will at the least match existing conditions. The bottom elevation of the rear infiltration system had been 213', it will now be 216'. The existing retaining wall was compromised during construction. It was felt that this cracking allowed water to move from the wetland to the house. They are proposing the installation of a second wall, behind the existing wall.

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Mr. Luciani asked when the test holes had been dug.

Mr. Ogren stated they were dug two weeks ago. At that time, no ground water was observed.

Mary Young – property owner – stated that during a large rain event in April 2019, the water level rose to 3” below the top of the retaining wall.

Mr. Romano asked for which storm event the units were sized.

Mr. Ogren stated that the front unit would capture the 100-year storm while the rear was sized for the 10-year storm.

Ms. Vreeland asked if Town Engineer Bill Renault had signed off on the plan.

Mr. Ogren stated that he would forward the plans to him for review.

Mr. Luciani stated that he would like to wait until Mr. Renault reviews the plans.

Mr. Laskey made a motion to consider the changes as minor modifications. This decision is dependent upon plan approval by Town Engineer Bill Renault.

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

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. An amended plan was submitted this evening for review. Peter Ogren of Hayes Engineering and the applicant, Steve Berardino were present. Mr. Ogren stated that the building has been pulled away from the river. It will now be 40’ from the edge of the river. The paved driveway will be up to the edge of the river. The flood plain elevation has been revised based on the draft FEMA maps. He noted that this is a preliminary plan. Hydraulic calculations have not yet been done, pending input from the Commission.

Ms. Belmonte asked if the applicants feel that the proposed work is an improvement to the site. She also asked if they had applied for a variance in relation to the 50’ stream setback bylaw.

Mr. Ogren feels that it is an improvement. He added that they had not applied for the stream setback variance and was not sure if they would. At present they are before the Zoning Board of Appeals for site plan review.

Mr. Luciani requested that the applicant submit a narrative of how the proposal meets riverfront regulations standards with specific attention paid to disturbed vs. degraded standards.

Ms. Vreeland will conduct a site visit with Libby Wallis from Hayes Engineering in order to determine which areas are disturbed vs. degraded.

Mr. Miller expressed concern regarding the significant increase in not only impervious area but also a higher concentration of activity so close to the river. He also has concern regarding the height of the building and subsequent shading of the riverfront area.

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This matter was continued to 10/10/19.

The meeting adjourned at 9:30PM.