

Wakefield Conservation Commission – Minutes – October 24, 2019

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Attendance: Chairman Jim Luciani; Bob Romano; Frank Calandra; Mickey Laskey; Teresa Belmonte; Peter Miller; Yue Ren
Elaine Vreeland; Judy Green

9/26/19, 10/10/19 minutes – Mr. Calandra made a motion to approve the 9/26/19 and 10/10/19 minutes.

Mr. Laskey made a second to the motion. The motion passed. Mr. Miller and Ms. Belmonte were not present for the vote.

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 11/14/19 at the applicant's request.**

DEP#313-585 – 610 Salem Street – SBAB Capital Trust, LLC – Notice of Intent: continued 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 11/14/19 at the applicant's request.**

DEP#313-586 – 10 Wiley Street – David & Kristen O'Connor – Notice of Intent: continued 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 Mr. and Mrs. O'Connor were present. Mr. Sullivan stated that he had confirmed with a third neighbor from 17 Wiley Street that in 30 years he had not observed water overtopping the culvert.

Mr. Luciani requested that Mr. Sullivan shoot a new elevation for the first floor using NAVD88 datum.

Ms. Vreeland noted that per most recent flood mapping the 100-year flood elevation is 53' to 54'.

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

Ms. Belmonte made a second to the motion. It passed unanimously.

Mr. Laskey made a motion to issue a standard Order of Conditions with one special condition stating prior to commencement of work the applicant will shoot a 1st floor elevation using NAVD88 datum to ensure the proposed addition is outside the 100-year flood elevation. If it is found that the addition would be in the 100-year floodplain the applicant will be required to submit a revised plan for review and approval by the Commission.

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

DEP#313-579 – 43 Essex Street – Request for Certificate of Compliance – Ms. Vreeland conducted a site visit today. No issues were noted.

Mr. Calandra made a motion to issue a Certificate of Compliance.

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

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14 Sunset Drive – follow-up on filling complaint – Ms. Vreeland spoke with the homeowner who denied bringing in any fill. He stated that any changes occurred naturally. She also spoke with the Building Department regarding a prior complaint made against this homeowner concerning its use as an unlicensed landfill. They had no record of this. Ms. Vreeland felt that at present there was insufficient verifiable evidence to support the filling complaint.

Mr. Calandra suggested an aerial mapping company in order to view the course of the river over the last several decades.

Ms. Vreeland stated that the Department of Environmental Protection representative used a cherry picker to observe the conditions. They contended that based on their visual observation there had been a change to the course of the river.

Mr. Calandra suggested using a Geologist to conduct soil sampling.

Mr. Ren questioned what had been used for fill.

Ms. Vreeland will follow-up with the abutter at 7 Kimball Lane in order to determine if he recalled the name of the company who placed the fill.

Hickory Hill Road – Request to purchase Town-owned land – The Commission concurred that this lot should be retained by the Town due to the need for flood storage in this heavily flooded area.

Mr. Miller made a motion to recommend against the sale of this lot.

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

This hearing adjourned at 8:30PM.