

Wakefield Conservation Commission – Minutes – November 14, 2019

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

Absent: Yue Ren

Elaine Vreeland; Judy Green

10/24/19 minutes – Mr. Laskey made a motion to approve the 10/24/19 minutes.

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

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. Peter Ogren of Hayes Engineering and the applicant Mr. Berardino were present. A revised site plan and Riverfront Alternatives Analysis report were submitted for review this evening. Mr. Ogren stated that a smaller portion of the site than first thought is considered degraded. 69% of the site has been previously developed. Per Department of Environmental Protection definition (DEP), 38% of the site is considered degraded. He noted that the entire site had been a gravel pit. A large number of invasive plants are noted on the site as a result of historic disturbance. The invasives adjacent to the river will be removed and replaced with wildlife friendly plantings. The new plan shows an L-shaped building with parking at the front. There will be an additional parking area beneath the building. All work will remain outside the 50' stream setback as well as outside the 25' no-disturb area.

Ms. Belmonte asked if the same number of units are proposed.

Mr. Ogren stated that it looks that way however he is not positive at this point.

Mr. Miller felt that this plan is an improvement over the present conditions.

Mr. Luciani requested that the applicant submit cross-sections from the river to the building.

Mr. Calandra requested submission of ground water elevation. He also asked if a snow removal plan had been established.

Mr. Ogren stated that due to the limited storage areas on-site the majority of the snow would be trucked off. He added that they would submit a planting plan prior to the next meeting.

This matter was continued to 12/12/19.

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 – John Ogren of Hayes Engineering was present for the applicant. Mr. Ogren stated that they are presently working on the storm water management plan with the Town Engineering Department. Calculations for the 50-year storm event have been verified and accepted. They are presently awaiting comment from Engineering regarding the changes made to capture the 100-year storm event.

Mr. Calandra asked if a ground water elevation had been taken.

Wakefield Conservation Commission – Minutes – November 14, 2019

Mr. Ogren stated that ground water was not evident in any of the test holes. He noted that they hit ledge at a depth of 48” to 54” consistently across the site.

Mr. Calandra asked what depth would be needed for installation of the infiltration chambers.

Mr. Ogren stated that the chambers would be placed in an area of fill at a shallow depth. There will be an open detention pond in addition to the chambers. He added that the roadway would be raised by 2’.

Mr. Luciani asked if the lots would need to be regraded in order to accommodate raising the street profile.

Mr. Ogren stated that they would. The ground would be raised 2.5’ at the chambers then tapered down towards the back. He added that all trees within the buffer have now been located and counted.

Mr. Romano expressed his concern regarding the loss of such a large number of trees and its effect on the canopy.

Ms. Vreeland noted that the tree clearing would also have an effect on the current wildlife corridor.

Mr. Miller pointed out that the foundation for Lot #2 is up against the 25’ no-disturb buffer. He is concerned that more trees would be removed once the house is built due to their close proximity.

Mr. Ogren stated that the foundation would be 5’ off the 25’ no-disturb line. He contends that this will create minimal disturbance.

Mr. Luciani noted that any human activity in this area will have an effect on the wetland buffer.

Mr. Calandra requested that the applicant submit a mitigation plan to justify the need for such a close proximity.

Ms. Belmonte asked if the house could be moved to another location.

Mr. Ogren stated that was not possible.

Mr. Luciani stated that he does not feel that the house would work in the proposed location.

Mr. Laskey requested that all trees to be removed be noted on the next submitted plan.

Mr. Calandra asked if blasting would be necessary.

Mr. Ogren stated it would be.

Mr. Romano suggested moving the detention pond behind the house and shortening the driveway in order to allow for a larger buffer as well as reduce the number of trees to be removed.

Mr. Calandra requested the submission of cross-sections in order to better evaluate site elevations.

This matter was continued to 12/12/19.

Wakefield Conservation Commission – Minutes – November 14, 2019

DEP#313-588 – 50 New Salem Street – Maitland Corp. – Notice of Intent: public hearing: remove and replace existing culvert and re-pave within 100' of a wetland and 200' to the riverfront area – John Ogren of Hayes Engineering was present for the applicants. The entire work area is lower than the 100-year flood elevation. The existing corrugated metal pipe has eroded. As a result the water is breaking up the pavement. This pipe will be removed and replaced in the same location with a high-density corrugated plastic pipe. The length of the piping is 24'. The current inverts will not change. Once the new pipe is placed, the pavement in that area will be removed and re-paved. The size of the paved area will not increase.

Mr. Laskey asked if the area beneath the pipe would need to be re-bedded prior to placement of the new pipe.

Mr. Ogren stated that he did not think that would be necessary. De-watering is not anticipated as the work will be undertaken in sections. If they do encounter water, any removal would be minimal.

Mr. Luciani asked how they would prevent dirt from entering the pipe post-construction.

Mr. Ogren stated that it would require regular maintenance.

Mr. Luciani suggested the placement of crushed stone beneath the pipe. He also requested that the applicant submit a photograph of the wetland at the outlet prior to commencement of construction in order to ensure that the wetland does not become degraded.

Ms. Belmonte requested the addition of a flared end of crushed stone at the bottom of the hillside.

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

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

Mr. Laskey made a motion to issue a Standard Order of Conditions with the addition of the following two special conditions:

1. Prior to commencement of construction the applicant shall submit a photograph of the wetland at the pipe discharge point.
2. A flared end of stone will be placed at the pipe discharge point.

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

MAPC proposed trail mapping – Proposed trails have been identified for addition to MAPC online mapping. It was noted that the Crystal Lake trail will be removed from this list as it is Town watershed and there is no trespassing.

Sylvan Ave. – watershed tree cutting – The Town has reached a settlement with the abutter. Between 8 – 10 trees will be replanted in the watershed. The remaining 20 – 22 trees will be planted in areas to be determined by the Commission and the Tree Warden. The majority of the planting will take place in the Spring of 2020.

Ossipee Lane – The Planning Board has agreed to require that the applicant include the Isolated Land Subject to Flooding (ILSF) under their drainage easement.

Wakefield Conservation Commission – Minutes – November 14, 2019

Ms. Vreeland will contact the Town Planner to also ask that wording be added to the easement agreement allowing the Commission to enter the site in order to determine if the ILSF could be certified as a vernal pool.

DEP#313-544 – 5 Findlay Street – The Commission, at the applicant's request, previously voted to extend the Order of Conditions (OOC) to 10/19/19 as the original order expired 7/19/19. Mr. Horrigan stated that he had a contractor lined up and would undertake the work this fall as the brook would be dry. The extension could not be recorded as the original order had not been recorded at the registry of deeds. A copy of the original OOC was again signed by the Commission. Ms. Vreeland will ask Town Counsel Tom Mullen to record.

The meeting was adjourned at 9:30PM.