

Wakefield Conservation Commission – Minutes – December 12, 2019

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

Absent: Mickey Laskey; Frank Calandra; Yue Ren

Elaine Vreeland; Judy Green

11/14/19 minutes – Ms. Belmonte made a motion to approve the 11/14/19 minutes.

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

DEP#313-589 – 52 Bay State Road – Roger and Marcia Cooper – Notice of Intent: public hearing – construct addition, entryway, patio and walkways within 100' of a wetland – John Ogren of Hayes Engineering and the applicants were present. The proposal calls for the construction of an addition to the rear of the home, new landing with stairs on the east side, re-working of walkways using pervious pavers and re-location of patio area. The entire lot is within the 100' buffer. Straw wattles will be used for erosion control.

Ms. Vreeland conducted a site visit and confirmed the wetland line.

The Commission had no issues with the proposed work.

As the Department of Environmental Protection (DEP) has not yet issued a file number, this matter was continued to 1/9/20.

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. A plan locating all trees greater than 6" in diameter to be removed as well as a cross-section plan were submitted for review this evening. In response to the Commission's previously stated concern regarding the close proximity of the home at lot #2 to the 25' no-disturb zone, Mr. Ogren noted that there are not many large trees in this area to be removed. In all, more than 100 trees will be removed. He stated that the Town engineering department has almost completed their review of the project.

Mr. Romano asked if the home at lot #2 would be two stories. It was felt that a second story could help mitigate for some canopy loss.

Mr. Ogren stated he was not sure.

Mr. Luciani requested submission of a written analysis of the effect that removal of more than 100 trees would have on the wetland.

This matter was continued to 1/9/20.

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, the applicant Mr. Berardino and landscape designer Steve Cefalo were present. A revised site plan and a habitat restoration plan were submitted for review this evening.

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Mr. Ogren stated that 6-7' of blasted ledge was discovered in the recently dug test holes. He noted that fill would be brought in to raise the grade approximately 2' to elevation 67'. The 100-year flood elevation is 64'.

Mr. Cefalo reviewed the riverfront habitat restoration plan. He noted that the existing vegetation would remain with the exception of the invasive vines. White oak, elderberry and viburnum will be added. Along the 25' no-disturb zone a row of river birch and wetland grass will be planted. All debris will be removed from the rear of the building. The area will then be over seeded with a conservation meadow grass mix. Wetland plantings that will provide a food source will be placed closer to the building in the rear. Red maples will be planted along the street at the front of the building. The only grassed area that will be mowed is at the front of the building.

Mr. Luciani expressed concern regarding snow storage in close proximity to the river.

Mr. Ogren stated that most snow would be taken off-site. One snow storage area is proposed at the front of the building on the left side.

Mr. Luciani felt that snow storage in that area would be detrimental to the health of the vegetation. He requested that the applicant's look at using a heated driveway.

Mr. Ogren is amenable to this.

This matter was continued to 1/9/20.

14 Sunset Drive – Follow-up on enforcement action. Ms. Vreeland is working with Hayes Engineering in order to obtain historical topographical maps to determine elevations. She has asked the Department of Environmental Protection (DEP) to provide technical assistance. They stated that they would not.

DEP#313-550 – 22 Grandview Avenue – plan change – A revised site plan was submitted this evening for review. Ms. Vreeland noted that they would like to move the driveway to the opposite side of the house, further from the wetland. She added that the wetland plantings that were recently installed were not healthy. She will investigate further and report back.

The Commission concurred that this change would be a minor modification. Ms. Vreeland will issue a letter.

DEP#313-537 – 205-209 Water Street – Request for Certificate of Compliance – Ms. Vreeland conducted a site visit. No issues were noted.

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

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

2021 budget approval – Ms. Belmonte made a motion to approve a level-funded budget for fiscal year 2021.

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

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Community Garden – The Recreation Department is holding an information session December 17th to discuss a grant-funded community garden. One proposed location is directly behind the tennis courts at the end of Floral Way.

Mr. Romano expressed concern that the area may be too wet. It was also noted that a filing with the Commission would be required.

This meeting adjourned at 8:30PM.