

Wakefield Conservation Commission – Minutes – March 12, 2020

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

Absent: Teresa Belmonte, Yue Ren

Agent: Elaine Vreeland, Recording: Judy Green

2/27/20 minutes – Mr. Laskey made a motion to approve the 2/27/20 minutes.

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

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 3/26/20 at the applicant's request.**

DEP#313-582 – Lovis Avenue Extension – 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 3/26/20 at the applicant's request.**

Mr. Luciani stated that he had spoken with the Commission's ecological consultant, Scott Smeyers of Oxbow Associates. Mr. Smeyers stated that the vernal pool could be certified within the next week. He is also willing to attend the Commission's 3/26/20 meeting to discuss his overall findings.

DEP#313-590 – 9 Ware Street – Jerome Altieri – Notice of Intent: continued public hearing – construct an 18'x24' addition within 100' of a wetland – A file number from the Department of Environmental Protection (DEP) has now been issued.

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

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

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

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

Ms. Vreeland noted that the applicant has been made aware that this project is subject to the 50' stream setback bylaw, which will require a zoning variance.

The Commission will issue a letter to the Zoning Board of Appeals (ZBA) noting that the review conducted under the Notice of Intent process provides sufficient protection of the resource area. Imposition of the bylaw would gain no greater level of protection.

DEP#313-591 – Audubon Road right-of-way – National Grid – Notice of Intent: continued public hearing – conduct exploratory soil borings within bordering land subject to flooding, 100-foot buffer zone and Natural Heritage and Endangered Species Program Estimated Habitat of rare species – A file number from DEP has now been issued.

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

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

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

Mr. Romano made a second to the motion.

It passed unanimously.

0 Greenwood Street – Request for minor modification. Property owner Nghi Luu was present. A revised plan was submitted this evening for review. Mr. Luu stated that he is currently before the Zoning Board of Appeals (ZBA) requesting a stream setback, height and front yard variances. Before they will proceed, the ZBA has requested sign-off on the new plan from the Commission. The proposal calls for moving the house 15' closer to the street. This will allow for a greater setback to the brook. As proposed, the closest point from the house to the brook would now be 43.5'. There is no change to the footprint of the home.

Mr. Laskey made a motion to consider the plan change as a minor modification.

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

A letter will be issued to the ZBA noting the Commission's support of this project.

9 Robert Street – tree removal – A site visit was conducted last week. The Commission agreed to the homeowner's tree removal request.

Mr. Luciani stated that he would ideally like to retain the trees, however, as a large amount of canopy has already been removed, he is comfortable approving removal.

The Commission concurred that a Request for Determination of Applicability needed to be filed. It was also agreed that a fence needed to be installed at the edge of the wetland.

Mr. Miller requested the placement of plantings in the rear corner, adjacent to the wetland, on both sides of the fence.

This meeting adjourned at 8:15PM.