

## Wakefield Conservation Commission – Minutes – May 14 2020

Wakefield Conservation Commission (Commission) – Minutes – May 14, 2020

Attendance: Vice Chairman, Bob Romano; Teresa Belmonte; Frank Calandra; Peter Miller; Ken Alepidis

Absent: Nini Ren

Agent: Elaine Vreeland, Recording: Judy Green

The Commission welcomed new Commissioner Ken Alepidis.

4/23/20 minutes – Mr. Calandra made a motion to approve the 4/23/20 minutes.

Ms. Belmonte made a second to the motion. The Commissioners were polled and the motion passed with an abstention from Mr. Alepidis.

9 Robert Street – Robert Macaleese - Request for Determination of Applicability – continued public hearing: remove 5 trees and create planting area within 100' of a wetland and within the Crystal Lake Watershed.

Ms. Vreeland stated that she had forwarded a proposed planting plan to Mr. Macaleese. She did not receive a response. She will contact Mr. Macaleese to confirm agreement with the plan.

The Commission will vote on issuance at the 5/28/20 meeting.

DEP#313-582 – Robert Casaletto – Lovis Ave. Ext. – Notice of Intent: continued public hearing for the construction of a 3-lot subdivision within 100' of a wetland – John Ogren of Hayes Engineering was present for the applicant. Revised site plans and comments from the Town engineering department were submitted for review this evening.

Mr. Ogren stated that the infiltration chambers on lot #2 have been moved to the right side of the house. On lot #3, the infiltration chambers have been moved in 10' to allow an additional wooded corridor. The limit of work line on the left side has also been moved approximately 5' closer to the house.

Mr. Romano asked the elevation change of the street from the curve of Lovis Avenue near lot #2 to the end of the cul-de-sac.

Mr. Ogren stated that the elevation runs from 212' to 202' at the end of the cul-de-sac.

Mr. Romano asked if they had considered double catch basins at the end of the cul-de-sac. He expressed concern with water pooling at the end if it bypasses the other catch basins.

Mr. Ogren stated that the water would follow the gutter line to the end of the cul-de-sac. He felt that most water would be captured prior to reaching the end of the street. Regarding the infiltration chamber on lot #3, it has been re-oriented in the rear yard as this will create less of a disturbance to the bordering vegetated wetland (BVW). They are currently before the Planning Board however, he did not feel that their comments would necessitate any changes to the plan submitted this evening.

## Wakefield Conservation Commission – Minutes – May 14 2020

Steve Purrington – Forest Street abutter – asked how the changes at lot #3 would affect the no-disturb buffer.

Mr. Romano stated that the west side of the buffer on lot #3 has been increased as the limit of work line would now be 5' closer to the house. There will now be a buffer of approximately 43' from the house to the wetland flag.

Mr. Calandra asked about long-term protection of the buffer. He suggested a fence or plantings to deter encroachment.

Mr. Romano noted that a fence would be difficult due to the grades. He suggested adding a condition of plantings along the west limit of work line. The could be planted from the riprap to the rear yard. Granite markers could also be installed at the corner of the limit of work line as a clear demarcation.

Ms. Vreeland noted that the limit of work line was applicable during construction only. She suggested marking the buffer with granite posts or large boulders. Signage could be placed on the markers. This could be conditioned in perpetuity and denoted on the final plan.

Mr. Romano would like the west and north sides of the limit of work line, after the riprap, demarcated.

Mr. Ogren would prefer granite markers instead of boulders. He suggested using 5' markers that would sit 2' to 3' above the ground. Signage regarding conservation area could be placed on the top.

Mr. Calandra suggested placement of the granite markers at every turn, then every 8' to 10'.

John Todisco – Forest Street abutter – felt that the tone of the hearing had changed with the recent change in members. He felt that the loss of canopy issue had been dismissed. He did not feel like their concerns were addressed.

Mr. Miller stated that he felt the Commission had made significant progress in securing additional buffer protections following the testimony of the wildlife consultant Scott Smyers.

Katie Todisco – Forest Street abutter – stated she felt that not enough concessions were made.

Mr. Calandra stated that Mr. Smyers had endorsed the added wildlife corridor protections. He felt that maximum protection, within the regulations, had been achieved through these changes.

Mr. Romano added that this was a factor in the agreement with the plan submitted this evening.

Mr. Ogren noted that the additional 10' buffer is 100' long. This will protect an additional 1,000 square feet of buffer.

Wakefield Conservation Commission – Minutes – May 14 2020

Ellen Grossman – Forest Street abutter – asked if the vernal pool could be certified if observations were made at a different time of day. She also asked if the granite markers could be incorporated as a deed restriction.

Ms. Vreeland stated that observation for vernal pool certification would need to be undertaken immediately, prior to construction, due to required seasonal restrictions. She suggested a condition noting that if it could not be assessed prior to construction, it would be a requirement prior to issuance of a Certificate of Compliance.

Mr. Ogren noted that certification of the vernal pool would provide no additional protection under the Wetlands Protection Act and would have no bearing on this application.

Ms. Vreeland stated that certification would provide protection if adjacent areas were developed, or revisions to this plan were made. She suggested a condition that the property owner would be required to allow permission to access the lot for vernal pool certification. This condition would stipulate that the Commission or its consultant could access the lot for certification. She also asked about snow storage.

Mr. Ogren stated that as they will not have sidewalks, there will be sufficient room on the grass areas along the street.

The Town engineering department has requested special conditions requiring an on-site environmental monitor as well as the submission of a final Storm Water Prevention and Pollution Plan.

Mr. Calandra noted that the total linear footage for habitat replacement is 6,355 feet.

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

Ms. Belmonte made a second to the motion. The Commissioners were polled and the motion passed. Mr. Alepidis abstained.

The Commission will discuss and vote on an Order of Conditions at the 5/28/20 meeting.

Mr. Calandra suggested inviting Mr. Smyers to this hearing to assist in crafting conditions.

Ms. Vreeland will contact him.

DEP#313-585 – 610 Salem Street – SBAB Capital Trust LLC – Notice of Intent: continued public hearing – construct 37-unit residential building with associated utilities, parking, storm water management and grading within riverfront and 100' wetland buffer – John Ogren of Hayes Engineering was present for the applicants. Submitted this evening for review was a letter from the Town engineering department. They have no issues with the storm water management plan. Special conditions were suggested. 1.) On-site environmental monitor; 2.) soil conditions and estimated high groundwater level will be field verified by Town staff prior to commencement of construction at the location of all infiltrative BMPs. Any discrepancies will be submitted to the

## Wakefield Conservation Commission – Minutes – May 14 2020

Commission for review and approval prior to commencement of construction; 3.) prior to issuance of a Certificate of Compliance, as-built plans will be submitted for review and approval to include the as-built volume of the storm water BMPs and spot grading to verify as-built drainage patterns. All changes between the as-built and approved plans and storm water report will be outlined in a letter submitted by a professional engineer.

Ms. Belmonte made a motion to close the public hearing.

Mr. Calandra made a second to the motion.

The Commissioners were polled and the motion passed. Mr. Alepidis abstained.

The Commission will discuss and vote on an Order of Conditions at the 5/28/20 meeting.

4 Pheasantwood Drive – Discuss planting plan – property owners Jennifer Fanning and Harry Ha were present. They would like to remove the weeds from the grass strip adjacent to the wetland along Old Nahant Road. This area would then be reseeded. Ms. Fanning stated that they had removed invasive weeds last year and would like to continue this year. There is a town owned strip adjacent to the street. Town Engineer Bill Renault was contacted for clarification of the exact location of the town owned portion as well as whether permission to plant on the town owned portion would be required. A response has not yet been received.

Ms. Vreeland will conduct a site visit next week and assist in establishment of a planting plan.

Mr. Romano recommended ground cover instead of grass.

Mr. Miller made a motion to adjourn.

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