

Wakefield Conservation Commission – Minutes – May 28, 2020

Wakefield Conservation Commission (Commission) – Minutes – May 28, 2020

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

Absent: Nini Ren

Agent: Elaine Vreeland, Recording: Judy Green

5/14/20 minutes – Mr. Calandra made a motion to approve the 5/14/20 minutes.

Ms. Belmonte made a second to the motion. The Commissioners were polled and the motion passed unanimously.

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. This matter was continued to 5/28/20 at the applicant’s request.

DEP#313-582 – Robert Casaletto – Lovis Ave. Ext. – discuss, vote, issue Order of Conditions. A final site plan dated 5/21/20 was submitted for review this evening. John Ogren of Hayes Engineering was present for the applicant.

Ms. Vreeland noted that the Commission’s consultant Scott Smyers was conducting a site visit today in an attempt to gather additional information for vernal pool certification.

The Commission will add the following four special conditions:

1. The limit-of-work line will be marked by granite bounds as located on the 5/21/20 site plan. Each marker will have affixed signage noting sensitive conservation area. The wording on the signs will be submitted to the Commission for review and approval. This area shall remain in its natural state. Yard debris cannot be placed in this area. This condition shall remain in perpetuity.
2. Property owners will allow access to the lots by the Commission and/or its Agent from time to time in order to certify the vernal pool or assess the health of the wetland. Prior to entering any property, reasonable notice will be given to the homeowners by the Commission and/or Agent.
3. Applicant will follow all requirements as set forth by the Town of Wakefield Engineering Department.

Ms. Belmonte made a motion to issue a standard Order of Conditions with special conditions as noted.

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

DEP#313-585 – 610 Salem Street – SBAB Capital Trust LLC – discuss, vote, issue Order of Conditions. John Ogren of Hayes Engineering was present for the applicant.

Ms. Vreeland asked about a prior suggestion to utilize a heated pavement area in order to decrease the need for snow storage areas.

Mr. Ogren stated that he was unaware of this. He noted that as there were no sidewalks proposed, there would be ample snow storage area (350 square feet) on the East side of the building near the entrance to the parking lot.

Special conditions:

1. Snow will be stored only in the designated area, clearly marked with appropriate signage which will be visible by a plow during a snow storm.
2. Developer will hire at his own expense an environmental monitor to provide review of construction phase sediment control.
3. Soil conditions and ground water level will be field verified by a member of the Town of Wakefield Engineering Department prior to commencement of construction.
4. Prior to requesting a Certificate of Compliance, the developer shall provide for review and approval as-built drawings of all drainage, sewer, water, roadway, gas and electrical infrastructure per guidance from the Town of Wakefield Engineering Department.

Mr. Miller made a motion to issue a standard Order of Conditions with the above noted four special conditions.

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

Ms. Miller made a motion to adjourn.

Mr. Calandra made a second to the motion. The Commissioners were polled and the motion passed unanimously.