

Wakefield Conservation Commission – Minutes – June 11, 2020

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

Agent: Elaine Vreeland, Recording: Judy Green

5/28/20 minutes – Ms. Belmonte made a motion to approve the 5/28/20 minutes.

Mr. Miller made a second to the motion. After polling the Commissioners, 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. A planting plan was submitted for review this evening.

Mr. Romano felt that the plantings were too sparse.

Ms. Vreeland will conduct a site visit and discuss adding plants, such as evergreens, to create an additional barrier.

Ms. Belmonte requested that Ms. Vreeland measure the proposed planting area.

This matter was continued to 6/25/20.

DEP#313-150 – 18 Beechtree Circle – Request for Certificate of Compliance – Ms. Vreeland stated that a partial Certificate of Compliance had been issued previously. The only remaining issue was re-vegetation of one area which is now complete.

Ms. Belmonte made a motion to issue a full Certificate of Compliance.

Mr. Calandra made a second to the motion.

After polling the Commissioners, the motion passed unanimously.

26 Shady Avenue – ratification of Enforcement Order – Ms. Vreeland and Libby Sabounjian from the Department of Environmental Protection (DEP) conducted a site visit several months ago following a filling complaint. An enforcement order was to have been issued at that time by DEP, but was not. A second filling complaint was received last week.

Ms. Vreeland conducted a site visit this week and observed a large amount of fill and disturbance in the rear yard. An Enforcement Order was issued. Enforcement will be handled by DEP. It will be requested that DEP copy the Commission on all correspondence.

Mr. Miller made a motion to ratify the Enforcement Order.

Mr. Calandra made a second to the motion.

After polling the Commissioners, the motion passed unanimously.

7 Norway Street – Sara Colvin - Request for Determination of Applicability – public hearing: to install a chicken coop with a run within 100’ of a wetland – The proposal calls for the installation of a coop with an enclosed run underneath located 40’ from the brook. This will be placed atop a sand base. There will be no excavation. The coop will house four chickens.

Ms. Vreeland asked how the manure would be handled.

Ms Colvin stated that it would be removed weekly and composted.

Mr. Miller felt that a condition should be added limiting the number of chickens to six. He was concerned with an increase in manure if additional chickens were added.

Ms. Belmonte stated that the number of chickens to be housed would be licensed by the Board of Health.

Mr. Calandra made a motion to issue a negative determination with one special condition that manure must either be composted or removed from the site.

Mr. Alepidis made a second to the motion.

After polling the Commissioners, the motion passed unanimously.

North Avenue – proposed land donation – Attorney Brian McGrail, property owner Dana Lopez and John Ogren of Hayes Engineering were present.

Mr. McGrail stated that Mr. Lopez and his business partner are in the process of developing the front portion of the lot. They have proposed rezoning the lot from general to residential in order to allow construction of three duplex style homes with a shared driveway on North Ave. The remaining 4 acres will not be used. Donation of this lot would be contingent upon approval of the zoning change and duplex proposal. Approximately 50% of this lot is wetland. There is access to the upland portion of the lot from North Avenue. If the parcel is accepted by the Commission, the owners are willing to install signage noting that it is conservation land for passive recreation.

Mr. Romano asked if the stream to Lake Quannapowitt runs through this lot.

Mr. Ogren stated that there is a channel.

Mr. McGrail stated that approval of the donation from both the Commission and Town Council would be required.

Ms. Belmonte asked if the Town could have liability issues if this parcel is open to the public.

Ms. Vreeland stated that there is very limited risk as there would need to be gross negligence.

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Mr. Calandra requested submission of any site contamination assessment documents for review.

The Commission supports this idea.

Ms. Belmonte made a motion to adjourn.

Mr. Miller made a second to the motion.

After polling the Commissioners, the motion passed unanimously.