

Wakefield Conservation Commission Minutes – October 3, 2023

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Attendance: Chairman Jim Luciani; Bob Romano; Peter Miller, Teresa Belmonte; Haley McHatton-Ballou; Ken Alepidis; Paul Wendelgass

Agent: Elaine Vreeland

9/19/23 minutes – Ms. Belmonte made a motion to approve the 9/19/23 minutes.

Mr. Alepidis made a second to the motion. After polling the Commissioners individually, the motion passed. Mr. Luciani and Ms. McHatton-Ballou abstained.

DEP#313-631 – 94 Butler Avenue – Department of Public Works – Public hearing: Notice of Intent for the capping of an existing debris area and the construction of a gravel path with the buffer to bordering vegetated wetland (BVW) – This hearing was continued to 12/5/23 at the applicant's request.

DEP#313-633 – 0 Patriot Circle – Stephen Leppo – Public hearing: Notice of Intent for the construction of a single-family dwelling and appurtenances within the Buffer to Bordering Vegetated Wetlands (BVW) – Mr. Leppo and Paul Finocchio of PJF Associates were present. An Order of Conditions for this lot was issued in 2018. It has now expired. The Commission approved an Order of Resource Area Delineation this year confirming the wetland line.

Mr. Finocchio stated that there is an existing retaining wall at the rear of the property. This wall will be extended along the back. It will be raised several feet to level the yard. The closest point of work to the wetland will be 20'. A patio will and a cultec chamber will also be installed. This cultec will be sized for the 100-year storm.

Mr. Romano noted that the Commission prefers the use of pervious pavers.

Mr. Luciani asked if they had applied for a stream setback variance.

Mr. Finocchio stated that this was not a requirement in 2018. He will research further.

Ms. Vreeland asked if any landscaping is proposed to counter balance encroachment into the 25' buffer.

Mr. Leppo stated that a line of trees would be added along the back of the lot.

Mr. Finocchio will also work with the landscape architect to address plantings at the front of the house.

Mr. Luciani asked if the size of the patio could be reduced.

Mr. Finocchio stated that he would submit before the next meeting updated drainage calculations and landscaping plan.

This matter was continued to 10/17/23.

DEP#313-632 – 60 Farm Street – Town of Wakefield Permanent Building Committee – Continued Public Hearing: Notice of Intent for the construction of a new high school building, track and field, parking and circulation and utilities within Land Under Water, Inland Bank and the buffer to Bordering Vegetated Wetlands (BVW) – Peter Rebuck, Erin Prestileo and Megan Collins from SMMA were present for the applicants. A supplemental package addressing comments from the last meeting was submitted this evening.

Ms. Prestileo stated that they are still working on the culvert information. They have not yet received comments from the Town Engineer. She noted that they had not yet fully reviewed comments from the Department of Environmental Protection (DEP).

Mr. Rebuck stated that the proposed parking area along wetland “B” would be closer to the wetland than the existing track. The closest point of work to the wetland would be 6’. The plan also calls for squaring off the lot across from the football field. This will allow them to add additional parking spaces. Runoff from this lot will flow through the catch basins into the culvert.

Ms. McHatton-Ballou asked why additional spaces were necessary.

Mr. Rebuck stated that expanded parking was at the request of school administration.

Ms. Belmonte asked the percentage decrease in impervious area in the 100’ buffer between current and proposed conditions.

Mr. Rebuck stated that this was not yet quantified.

Ms. Collins reviewed the lighting plan. Lights will be at 3,000 Kelvin. She stated that light poles in the parking lot would be 20’ in height. Pedestrian light poles will be 10’. A small amount of light would spill into the wetland. One pole will be placed in the parking lot adjacent to wetland “A”. This is needed for public safety. All lighting will be directional and dark sky compliant.

Mr. Miller asked if there was any concern with the effect of interior lighting on the wetland.

Ms. Collins stated that the lights would not typically be on at night. She noted that there are no windows on this side.

Mr. Romano asked if the lights would be set at 3,000 Kelvin or up to 3,000.

Ms. Collins stated that they are LED lights with lumen of 3,000.

Mr. Luciani requested additional information on wildlife friendly lighting.

Mr. Romano stated that 590 nanometers is recommended in order to be wildlife friendly.

Ms. Prestileo stated that their submitted plan provides the best security level. She also felt that the proposed work in the buffer would offset the additional impervious cover. The school will follow Town standards regarding snow removal which are Massachusetts Department of Transportation recommendations. The Town also has a standard Best Management Practice for deicing on vehicular

pavement. Rock salt would be used in these areas. Reduced amounts of deicing material would be used on the pervious pedestrian walkway. She stated that School Facilities Manager Tim O'Brien had stated that the application rate and throw area of deicing materials would be controlled. Snow would be stored adjacent to the pedestrian walkway.

Ms. Vreeland pointed out that per DEP regulations, snow cannot be stored within 50' of a wetland. This would be an issue in the area of the pedestrian walkway.

Ms. Collins stated that they would revise the plans in order to move outside the 50' line.

Mr. Romano asked what deicer would be used in this area.

Ms. Prestileo stated calcium chloride, potassium chloride or sodium chloride would be used on the pedestrian walkways. She felt that there would not be runoff from the pervious paver walkway as runoff would seep between the pavers.

Mr. Romano asked how deicing equipment would maneuver in this area as it is a very narrow space.

Ms. Prestileo stated that she would research further and report back.

Ms. Collins stated that ice melt products are not recommended for use on pervious pavers. This is called out in the Operations and Maintenance Plan. Educational signage will be placed adjacent to wetland areas with information on invasives, biodiversity, rain water management and heat island effect.

Mr. Romano recommended the use of chloride-free deicers. He added that it could be hand applied.

Ms. Collins stated that educational signage would be added throughout the sites. The signs would provide information about the importance of wetlands, rainwater management, heat island effect and pollinators.

Ms. McHatton- Ballou suggested simplifying the signage wording for easier viewing.

Mr. Rebuck reviewed the high flow water media filtration (HFMF) treatment train. There will be four on this site. They consist of an open concrete box filled with filter media, then covered with mulch and vegetation. Water will be collected in the under drain then get directed to the culvert or infiltration system. Maintenance consists of manually removing debris and silt annually.

Mr. Wendelgass asked if silt would accumulate on the top only.

Mr. Rebuck stated that was correct.

Ms. Belmonte noted that DEP has recommended that the Commission retain a storm water peer reviewer.

Mr. Miller agrees with that recommendation.

Ms. Prestileo was of the belief that the Town Engineer's review would take the place of that.

Mr. Miller recommended that Ms. Davis contact DEP to discuss.

Ms. Belmonte asked for feedback from the applicant regarding DEP's comment that there is insufficient information to determine whether performance standards would be met.

Ms. Prestileo did not understand how they came to this conclusion. She felt that the reviewer was mistaken and may have been reading another filing or had skipped the section where this was laid out.

Ms. Vreeland will ask Ms. Davis to follow-up with the DEP reviewer for clarification.

Ms. Prestileo would like to be part of this conversation as well. She noted that Ms. Belmonte had requested that they quantify impervious area within the buffer zone. These numbers will be provided, however, she does not believe there are any associated DEP standards. If the numbers do exceed existing conditions, they would rely upon their submitted narrative outlining mitigation efforts.

Mr. Luciani asked about a dewatering plan.

Ms. Prestileo stated that they are working on the sequencing plan.

Ms. Vreeland noted that Ms. Davis questioned the increased pollutant load as a result of increased car trips noted in the traffic study. The DEP trigger for this standard is 1,000 car trips per day, with 1,200 proposed.

Ms. Prestileo believe that the peak would be 1,200 car trips per day. With multiple access points they don't believe there would be more than 1,000 car trips per day in any one access area.

Ms. Belmonte disagreed with this contention as the total overall car trips, regardless of entry point would be 1,200 per day.

Mr. Rebuck stated that when reviewing higher pollutant loads one area of the site is reviewed, not the site as a whole. As there are separate entries and driveways, there would not be no one portion of the site that would experience over 1,000 car trips per day. The trips would be evenly dispersed across the site.

Ms. Belmonte restated her disagreement with this explanation.

Ms. Prestileo stated that each community has seemed to interpret standard #5 differently. They will submit a clarified response.

Ms. Vreeland stated that Ms. Davis has asked what the difference would be between Best Management Practices and what is currently designed, assuming the interpretation that the entire site is taking 1,200 car trips per day.

This matter was continued to 10/17/23.

20 Bonair Avenue – Request for Certificate of Compliance – Ms. Vreeland conducted a site visit. She noted that the wetland is across the street from this property. There are no resource areas on this lot. No issues were noted.

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

Mr. Luciani made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

Mr. Miller made a motion to adjourn.

Ms. Belmonte made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.