

Wakefield Conservation Commission Minutes – December 6, 2022

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

Absent: Rebecca Davis, Agent

11/15/22 minutes – Ms. Belmonte made a motion to approve the 11/15/22 minutes.

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

DEP#313-615 – 9-11 Audubon Road – Request for minor modification – property manager Doug Avola was present for the applicants. It was noted that in the path of the duct bank line there is a storm water roof runoff drain pipe. This pipe dead ended to a hole in the ground. Hayes Engineering inspected the area and recommended removal of 70% of the pipe, back to the building. In its place, a drywell would be installed. Additionally, the applicant requests permission to remove two small concrete terraces at the rear of the building. No excavation would be required. The area would be re-planted with grass. A new concrete pad would then be installed at the front of the loading dock door.

Ms. Davis stated that the proposal meets the requirements for a minor modification.

Mr. Luciani made a motion to accept the proposed work as a minor modification.

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

DEP#313-322 – Millbrook Lane Condominiums – discuss Certificate of Compliance – Attorney Ryan Severance was present for the applicants. He stated that the condominium association has been working with the direct abutter Mr. Cresta. They propose excavation of the drainage basin and replacement with a crushed stone bottom. Vegetation that has grown onto the Cresta property will also be removed. Peter Ogren of Hayes Engineering is in the process of completing as-built plans. He noted that the drainage basin work would be weather dependent.

Mr. Luciani would like a written timetable for both the basin work and the as-built plans as this proposal has been in the works a full year.

Mr. Severance stated that all landscaping work would be completed within a month, depending on the weather.

Ms. Davis asked if the as-built plan would include the elevation of the basin with the new crushed stone bottom.

Mr. Severance stated that it would be as long as the crushed stone bottom is added prior to completion of the as-built plans. He stated that Mr. Ogren felt that the addition of the stone would be an upgrade to the system. Additionally, the condominium board has stated that there is no record of the basin flooding.

Ms. Davis noted that during an on-site visit a pipe was observed from the parking lot, through the wall onto the Cresta property. She asked the purpose of this pipe.

Mr. Severance stated that this is an unresolved issue but he would follow-up. He noted that a berm, destroyed during snow removal last year, has now been replaced.

This matter was continued to a future hearing.

DEP#313-120 – 2 Anjim Lane – review mitigation plan, vote to issue Enforcement Order – Homeowner Mr. Qu and his attorney Tim Doyle were present. The proposal calls for moving the shed to the opposite side of the house. There would then be 218 square feet of wetland replication and 1,049 square feet of wetland restoration.

Mr. Doyle stated that the applicant would like to narrow the replication area in the front and instead move it to the rear of the house.

Ms. Belmonte noted that the Commission has not yet been provided with a revised plan or timeline for the work.

Mr. Doyle stated that the plan would be generated as long as the Commission signs off on the proposal. He added that planting would not take place until Spring 2023. The shed could be moved and fill could be removed as soon as the proposal is approved.

Mr. Miller asked how encroachment would be prevented.

Mr. Doyle suggested posts with signage.

Ms. Belmonte stated that there needed to be a physical barrier.

Mr. Miller suggested a post and rail fence.

Mr. Doyle stated that the applicant could add a stone wall.

Ms. Belmonte requested a schedule for progress updates.

Mr. Alepidis reviewed outstanding issues: revised plan to include wall and specific plantings and confirmation of replication and restoration area counts. In the event that this information is not completed prior to the next meeting, the applicant will contact Ms. Davis with a progress report.

This matter was continued to the next meeting.

Article 97 land – discussion – Wakefield Municipal Gas and Light Department (WMGLD) general manager Peter Dion, WMGLD Attorney Michael McCarthy, Dave Poulson of WMGLD and John Ogren of Hayes Engineering were present.

Mr. McCarthy stated that the WMGLD plans to construct an energy park between the vocational school and the high school. The proposed parcel was originally obtained by the Town for playground purposes. An easement for use as an energy park is now required. The Planning Board, Town Council and Town Meeting have voted in favor of this easement. A 2/3 approval from the State legislature is also required.

Approval from the Commission is also required in order to release the parcel as surplus. This parcel will be replaced with land of equal or greater resource value.

Mr. Dion stated that the proposed energy park will help the Town move towards the State's net zero emissions goals. Both the proposed high school and vocational school will be all electric. Solar panels will be added on the roofs of each school. The proposal contains:

- A 25' buffer at the front of the site.
- 128 trees will be removed. At least 128 will be replanted.
- Trees will be planted on both public ways and private land.
- The proposed replacement lots are an 8,488 square foot de-commissioned substation on Ballister Street and 2.5 acres at the Farm Street substation. The Ballister Street lot would be turned into a pocket park. The 2.5-acre parcel is within the Golden Hills Area of Critical Environmental Concern (ACEC).

Mr. Miller asked if the Farm Street parcel contained all upland.

Mr. Ogren stated that there is a pond on the parcel.

Mr. Miller felt that this would already garner protection as it is unbuildable.

Mr. Wendelgass asked when the energy park generator would be run.

Mr. Dion stated that the battery would run first.

Mr. Luciani asked the life expectancy of the system.

Mr. Poulson stated that the battery should last 20 years, while the generator would last 40 years. He noted that some ledge would need to be removed for construction of the driveway. The depth to ledge has not yet been determined.

Ms. Davis recommended that the tree replacement consist of canopy replacement rather than 1:1 tree replacement. This would aid carbon reduction. She also asked if the required alternatives analysis had been completed.

Mr. McCarthy stated that it had not, however, it is in process.

Ms. Davis stated that it needed to be presented for public review prior to the Commission's vote.

Mr. McCarthy stated that they are on a tight timeline and any such delay could kill the project.

A site visit will be conducted 12/17/22 at 8:30.

Christine Rioux – Woodland Road – requested that the public be allowed to review the report prior to the Commission's vote.

Ms. Davis noted that Chapter 97 has newly adopted rules. She will reach out to the Executive Office of Environmental Affairs for clarification.

Ms. Rioux requested that future agendas clarify subject matter to be discussed as well as whether a vote is anticipated.

Bronwyn DellaVolpe – Cyrus Street – She pointed out that that the proposed lot on Ballister Street is quite small. She agreed with Ms. Davis's suggestion regarding canopy replacement. She asked why diesel generators were considered.

Mr. Dion stated that they are required to provide an uninterrupted supply source. Natural gas does not meet that requirement. He noted that a combination of battery power and natural gas could be used instead of diesel.

This matter was continued to 12/20/22.

DEP 313-620 -100 Hemlock Road – Northeast Metropolitan Regional Vocational School – Continued Public Hearing: Notice of Intent for the demolition of existing school, construction of new school, parking lots, athletic fields, utilities, and stormwater management system within Bank, Bordering Vegetated Wetlands (BVW), the Buffer Zone, and the Riverfront Area – Dan Wells and Andrea Kendall from LEC Environmental Consultants; David Conway, engineer and Paige Simmons from Nitsch Engineering; Kevin Nigro and Joe DeSantis from PMA Consultants; Kate Simmons, Marco Zappala from PMA Consultants, Carl Fransechi and Vlad Lyubetsk of DRA, Neil Benner Construction Manager and Commission consultant Matt Burne of BSC were present for the applicants.

Mr. Conway stated that off-site drainage contributing to the site had now been reviewed. He noted that the flow paths would mimic present conditions. The revised plans noting the roadway design change is in process.

Mr. Luciani expressed concern with the fact that the extent of the site disruption is not known.

Mr. Conway stated that the disruptions would be mitigated. He added that the boundaries of the catchment areas were confirmed on-site. DEP has issued a Certificate of Compliance for the original Order of Conditions.

Mr. Nigro addressed the question of a hockey rink. He stated that the rink was included in the first submission to the Massachusetts School Building Authority. It is not included in the current plan as there is neither the land nor the money.

Mr. Benner reviewed the site preparation construction sequence. He noted that they have not yet retained a site or blasting contractor.

- Site visit with the Commission and chosen contractors.
- Erosion control installation. One set of silt socks will be installed at less sensitive areas.
- Blasting for access road.
- Clearing to start road construction to Hemlock Road.
- Site blasting.
- Creation of a settling basin in the existing baseball field.

Mr. Luciani asked if the initial road would be full width right away.

Mr. Benner stated that it would be full width.

Mr. Luciani would like the roadway to be smaller initially due to the large amount of traffic generated and the subsequent affect on the resource area. He also asked if there would be blasting along the roadway.

Mr. Benner stated that they would review road width reduction. He added that blasting would be needed for access as well as creation of the settling basin.

Mr. Romano asked if water flow would be impacted as well as how blasted stone would be handled.

Mr. Benner stated that water flow would not change. Stone will be crushed on-site. It would then be moved to a stockpile area outside the buffer.

Mr. Luciani noted that the Commission had not yet reviewed comments from their storm water consultant.

Ms. Davis noted the following outstanding issues:

- New roadway alignment plan.
- CAD drawings/spreadsheet.
- Written response to Mr. Burne's letter.

Mr. Conway stated that the response to Mr. Burne's letter is in process. He added that the storm water consultant's comments are being used as a guide as the plan is designed.

Mr. Burne agreed that it makes sense to incorporate comments in the plans then review upon completion.

Ms. Belmonte requested written response at the conclusion of the plan design.

Mr. Burne and Mr. Conway will confer with Ms. Davis, Mr. Luciani and storm water consultant Dominic Rinaldi.

This matter was continued to 12/20/22.

2024 budget – Ms. Davis noted minor changes:

- \$100 increase in advertising.
- \$65 increase in dues/memberships.
- \$1,000 increase in clerk pay.

Mr. Miller made a motion to approve the above changes.

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

Trail Steward Monitoring/Reporting form

Mr. Alepidis suggested several changes.

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Christmas party – 1/24/23 at 6:00 at Artichokes.

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