

Wakefield Conservation Commission (Commission) – Minutes – August 25, 2022

Attendance: Chairman Jim Luciani, Peter Miller, Ken Alepidis, Paul Wendelgass, Bob Romano;

Associate member: Haley McHatton-Ballou

Absent: Silvana Bouhlal, Teresa Belmonte

Rebecca Davis, Agent

Approval of 7/28/22 minutes – Mr. Luciani made a motion to approve the 7/28/22 minutes.

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

2 Anjim Lane – discuss planting plan – Ms. Davis stated that the property had recently been sold. A request for Certificate of Compliance was submitted. Ms. Vreeland previously conducted a site visit and noted that the as-built conditions did not conform with the approved plan. Filling has occurred in the wetland. A wetland enhancement planting plan from Libby Wallis of Hayes Engineering was subsequently submitted. The plan would allow the homeowners to retain the existing yard.

Mr. Romano asked if soil samples had been taken.

Ms. Davis stated they had not.

Mr. Luciani did not feel it would be advantageous to remove the lawn and re-establish the wetland. He felt the area is currently well functioning.

Ms. Davis does not feel that the proposed plantings, specifically ferns, would enhance the value of the area.

Mr. Wendelgass suggested substituting red osier dogwood for the proposed hazelnuts.

Ms. Davis suggested winterberry holly. She stressed that issuance of a Certificate of Compliance would contradict the Order of Conditions.

Mr. Luciani suggested removal of fill to the original elevation. Soil samples could be taken to determine the actual wetland line.

Mr. Romano suggested removal of the stone wall.

Ms. Davis noted that bordering land subject to flooding is also present. She will speak with Ms. Wallis regarding development of a restoration plan that removes fill, enhances plantings and provides a justifiable amount of wetland restoration. A Certificate of Compliance request could then be reviewed.

This matter was continued to 9/6/22.

26 Shady Avenue – planting plan update – Following an email request for status update, Ms. Vreeland conducted a site. She noted that the homeowner complies and is working towards meeting issues outlined in the enforcement order.

DEP#313-594 – 102 New Salem Street – Request for Certificate of Compliance – Ms. Davis conducted a site visit. She noted that the proposed driveway length has been decreased and pulled further from the wetland, deck off the rear has been enlarged slightly and a roof drain outlet has been added. Issuance of the certificate is recommended. She questioned whether mowing beyond the bordering vegetated wetland line had been discussed as part of the Notice of Intent process. The concern is mowing beyond the existing line.

Joe Tavano homeowner, stated that the area had been mowed historically.

Mr. Luciani suggested the addition of stone bounds at each end of the property line to establish a clear boundary. Mowing would not be allowed beyond that point.

Mr. Luciani and Mr. Miller will conduct a site visit with the homeowner 8/27/22 at 9:00 to determine the exact location of the no-mow bounds.

Mr. Luciani made a motion to issue the Certificate of Compliance.

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

DEP#313-544 – 5 Findlay Street – Request for Certificate of Compliance – Ms. Vreeland conducted a site visit and provided site photos. No issues were noted.

Mr. Wendelgass made a motion to issue the Certificate of Compliance.

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

DEP#313-585 – 610 Salem Street – construction monitoring report – this report was submitted from the environmental monitor per condition under the Order of Conditions. Sedimentation controls have been placed. No issues were noted.

56 Harrison Avenue – tree removal request – this matter was tabled to 9/6/22.

Open space – Ms. Davis presented the proposal to request funds for title searches of Town held tax title properties. A total of 85 parcels were identified.

Mr. Wendelgass made a motion to adjourn.

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