

Wakefield Conservation Commission Minutes – March 21, 2023

Wakefield Conservation Commission (Commission) – Minutes – April 4, 2023

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

3/21/23 minutes – Ms. Belmonte made a motion to approve the 3/21/23 minutes.

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

DEP#313-XXX – 10 Broadway Street – New Creek, LLC – Public Hearing: Notice of Intent – this matter was continued to 5/2/23 at the applicant's request.

DEP#313-XXX – 17 Butler Avenue - Rod Rivera & Kandara Krishnakumar Public Hearing: Notice of Intent for renovations on existing single-family to enclose a porch within the buffer to bordering vegetated wetland (BVW) Mr. Rivera and Mr. Krishnakumar were present.

Ms. Belmonte pointed out that the wetland is not shown on the site plan.

Mr. Romano asked if a delineation had been completed.

Mr. Rivera stated that it had not.

Ms. Davis submitted comment stating that the wetland line had not yet been confirmed.

Mr. Rivera stated the line is on the hard copy of the plan but did not carry over electronically. The proposal calls for rebuilding and enclosing the existing porch. This room will be used as living space. Footings will also be placed. All proposed work is within the current footprint.

Mr. Luciani asked if any work would be undertaken on the existing garage.

Mr. Rivera stated that the Building Inspector requested that he repair the building. All work will be within the current footprint.

A site walk will be conducted 4/13/23 at 6:30PM. This matter was continued to 4/18/23.

107 Audubon Road – tree removal request – Ms. Vreeland conducted a site visit and confirmed that both trees are dead. Pictures were provided tonight for review.

Mr. Luciani made a motion to approve removal of the 2 requested trees with snags to remain. The height of the snags will be determined by the Conservation Agent to ensure safe distance from the parking area.

Ms. McHatton-Ballou made a second to the motion. After polling the Commissioners individually, the motion passed unanimously.

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 – David Conway, Paige Blanchard and Ben Root from Nitsch Engineering; Neal Benner from Gilbane Construction; Kevin Nigro and Joe

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DeSantis from PMA Consultants; Carl Franceschi DRA; Dan Wells and Andrea Kendall from LEC; Attorneys Julie Barry and Rob Schlein were present for the applicants. Tim Wilson from the Town Engineering Department was also present. Revised plans were submitted for review this evening.

Mr. Conway stated that they were working on plan revisions following the most recent comments from Mr. Renault. Stormwater calculations were completed today. They will be forwarded to Mr. Renault and the Commission tomorrow. The following plan changes were noted:

- Infiltration near wetland #3 – revised plan shows reconfiguration of the driveway and elimination of the maintenance building. The infiltration system has been re-orientated to move the bottom away from ground water. There will be an adjacent stone reservoir.
- Flow from the landscaped areas adjacent to the school have been re-piped downhill towards the lower campus.
- Roof runoff will be captured. The vernal pool will be fed by this clean runoff.
- Outlets have been changed to level spreaders.
- The outlet adjacent to the baseball field will be pulled back from the tree line 17' – 20'.
- Blasting will not be required for proposed drywell near wetlands 6 and 7.

Mr. Conway added that the applicants feel that these changes and concessions both satisfy the comments as well as meet regulated standards. He added that they have kept land disturbance to a minimum, provided an aggressive snow management plan and improved the stormwater system.

Mr. Luciani felt that the catch basin at the intersection of Farm Street and the proposed access road should be investigated to determine if it outlets to the wetland.

Mr. Conway stated that they intend to remove that catch basin and ensure that the area is captured in the treatment process.

Mr. Luciani suggested the addition of a cape cod berm near the homes near the proposed access road to prevent water from flowing down Farm Street. This would be especially concerning during construction.

Mr. Conway stated that treatment could be provided based on guidance from the Engineering Department.

Mr. Wilson agreed that there could be a temporary fix.

Mr. Luciani stated that per the Wetlands Protection Act (WPA), water sampling is allowed. He felt a baseline assessment was needed. He further added that there needs to be ongoing monitoring.

Mr. Conway stated that he would speak with the applicant's stormwater team. He added that per the applicant's contractor they can meet Department of Transportation standards. This includes calibrating equipment.

Mr. Luciani noted that this small wetland cannot be viewed the same as a highway plan.

Mr. Conway stated that some of the existing flow to wetland 1 comes from the Town's right-of-way.

Mr. Luciani agreed noting that this was why baseline values are needed.

Mr. Conway stated that they cannot commit to this request.

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Ms. Barry contended that the snow management plan takes into consideration Mr. Heath's concerns. She added that the applicants would comply the regulations. She added that the Commission could add a condition that the snow management plan comply with wetland regulations to the extent necessary and use chemicals approved by Mass Highway.

Mr. Luciani stated that this plan needed to be reviewed prior to the issuance of an Order of Conditions (OOC).

Ms. Barry disagreed that a designed plan was necessary. She stated that they will work with the Engineering Department for alternative chemicals to salt.

Ms. Belmonte asked if water sampling would then be undertaken.

Ms. Barry stated that there is no regulatory requirement for same.

Mr. Romano agrees that there is merit in baseline sampling particularly at wetland 1.

Ms. McHatton-Ballou agreed.

Ms. Barry stated that a one-time baseline level would be undertaken, not ongoing sampling.

Mr. Luciani stated that ongoing sampling is necessary to determine if there are detrimental impacts to the health of the wetlands. He added that a change to the chemical composition of the water would be an alteration.

Ms. Barry stated that the project is not required to go beyond what is outline in the Wetlands Protection Act.

Mr. Luciani contended that this request does not go beyond the regulatory requirements.

Mr. Schlein stated that he does not think a monitoring program is allowed unless there is an alteration. He does not feel it is practical and contended that it would be costly.

Christine Rioux – Woodland Road – asked the impetus for changing the parking area near wetland 3.

Mr. Conway stated that they were asked to pull impact away from a smaller wetland.

Ms. Rioux felt that this was a significant design change based on one comment.

Mr. Romano noted that the Commission has requested that the applicants minimize resource area impacts across the site.

Sasha Savoie – Melrose – asked if the hydrocad models would be updated as a result of these changes. She expressed concern with the culvert at Farm Street.

Mr. Conway stated that the stormwater report had been recompiled.

Doug Heath – Stedman Street – asked why there were no field measurements of precipitation, wetland levels, evapotranspiration and stream flow to help determine pre-construction peak flow levels from wetland 1 to June Circle as this is an area at risk for flooding.

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Mr. Conway stated that the model was prepared following stormwater and wetlands regulations. He added that adjustments were made following comments from the Commission's peer reviewer.

Mr. Heath asked if this would be adequate to address June Circle flooding concerns.

Mr. Conway stated that it would be.

Mr. Heath asked if directing roof runoff to the vernal pool was legal.

Mr. Conway stated that they are maintaining the flows to the vernal pool. It will mimic existing conditions.

Mr. Heath expressed concerns regarding wetland impacts from alternative deicing chemicals.

Bronwyn Dellavolpe – Cyrus Street – asked how conditions in perpetuity under the OOC are monitored.

Mr. Romano noted that it could be difficult to monitor, however, any alteration would require remediation.

Ms. Dellavolpe would like a mechanism in place for monitoring. She added that directing roof runoff to a vernal pool is not maintaining a natural water path.

Mr. Romano stated that the Commission's peer reviewer would comment on this issue.

Bob Brooks – June Circle – expressed concern that the new stormwater system would direct additional water towards his home.

Mr. Wilson stated that they have assured Mr. Brooks that no additional water would flow towards his home. He added that the new plan does not increase total volume of water. The Engineering Department will confirm that no additional peak flow would be directed to that location.

Karen Johnson – Malden – stated that a 0' to 25' buffer is too small to prevent wetland damage. She felt that ongoing monitoring is important.

Ms. Savoie asked if the stormwater assessment used a calibrated model.

Mr. Wilson stated that they have not yet reviewed the latest stormwater report. He added that these projects are typically not calibrated in the context that they review them.

This matter was continued to 4/18/23.

Ms. McHatton-Ballou made a motion to adjourn.

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