

Wakefield Conservation Commission Minutes – April 18, 2023

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

Conservation Agent: Rebecca Davis

4/4/23 minutes – Ms. Belmonte made a motion to approve the 4/4/23 minutes.

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

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.

A site visit was undertaken 4/13/23. Debris behind the fence is to be remove and backyard re-seeded.

This matter was continued to 5/2/23 as a file number has not yet assigned by the Department of Environmental Protection (DEP).

51 Eunice Circle – tree removal request – Ms. Davis conducted a site visit and noted that the tree is located approximately 50' from the wetland.

Mr. Miller asked if it would be possible to retain a snag.

Ms. Davis will re-visit the site and report back.

Mr. Luciani made a motion to approve tree removal with snag to remain, pending outcome of Ms. Davis' site visit.

Ms. Belmonte made a second to the motion. After polling the Commissioners unanimously, 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 from Nitsch Engineering; Neal Benner from Gilbane Construction; Kevin Nigro and Joe 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. Town Engineer Bill Renault was also present. Revised plans were submitted for review this evening.

Ms. Blanchard stated that they had multiple meetings with the Town Engineer over the last 2 weeks. They have re-arranged the infiltration systems based on conversation with Mr. Renault:

- Subsurface systems 3 and 4 have been re-arranged to allow for more infiltration.
- Subsurface system 8 has been reduced to 3 chambers.

It was noted that these changes would result in maximum volume reduction possible. The system will provide the same amount of treatment. The remainder of the site remains unchanged.

Mr. Renault submitted a comment memo for review this afternoon to Mr. Luciani and Mr. Romano.

Ms. Blanchard reviewed open items.

- Culvert at June Circle will be field surveyed. This can be incorporated as a condition.
- Ground water mounding analysis at subsurface systems 3 and 4 was run today. No issues were noted. A report will be issued to Mr. Renault.
- Sequencing plan has been updated today. This will be updated further once a site contractor has been chosen. This could also be a condition.
- Blasting plan – potential need for peer reviewer. The applicant's team stated that this would not be needed as it would be reviewed by the Fire Department.

Mr. Wendelgass asked if the Fire Department reviewed the affect of blasting chemicals on wetlands.

Mr. Renault confirmed that this was his concern.

Ms. Barry stated that any chemicals used would be those approved under State regulations.

Ms. Blanchard stated that the final comment related to the snow management plan. It is felt that this plan was comprehensive and sensitive to wetland resources.

Mr. Luciani expressed concern regarding the lack of attention to proposed de-icing chemicals. He felt that guidelines outlined in the State standards are not practical for a school site.

Mr. Nigro stated that they had conducted analysis and worked with the Town Engineer in the development of this plan. The application rate and chemicals to be used would be approved by the Town Engineer.

Mr. Luciani requested a report on this analysis.

Mr. Nigro stated that there were multiple phone conversations with the Town Engineer and Mr. Conway to finetune the plan regarding chemicals and rates. A final plan has not been developed. He added that this could be a condition.

Mr. Romano asked if this was part of a formalized plan.

Mr. Nigro stated that it was not but was a detail that could be added as a condition that could be worked out with the Engineering Department.

Mr. Luciani stated that he would like to review information that was discussed.

Ms. McHatton-Ballou asked if the school agreed with the snow management plan and also how would they ensure that it would be followed.

Mr. Nigro stated that the plan had been run by the Building Committee and School Department. Their current snow and ice contractor was also consulted.

Mr. Romano noted that the decision on chemicals to be used remains an open issue.

Mr. Renault stated that he is comfortable with the stormwater plan. The only remaining issue is modeling at June Circle.

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Ms. Belmonte stated that the Commission had not yet received storm water comments from their peer reviewer.

Mr. Renault stated that the Commission's peer reviewer comments had been incorporated.

Mr. Miller asked about baseline water quality testing. He also asked if it's appropriate to delegate these issues to the Town Engineer rather than review his comments and then decide. He felt that the Commission should review these specifics.

Mr. Renault stated that he could work with Ms. Davis.

Mr. Wendelgass asked if conditions covering blasting would be needed.

Mr. Renault felt that would be reasonable.

Christine Rioux – Woodland Road – asked if the subsurface system and stone reservoir calculations should be blended.

Mr. Romano stated that test holes were used to confirm infiltration. These were observed by Mr. Renault. He further asked if roof runoff directed to the adjacent vernal pool would contribute more water than present.

Ms. Blanchard stated that amount of water contributed to the vernal pool would be within 10% of existing conditions in the 2-year and 5-year storm events.

Mr. Renault stated that he had requested from the applicant a water budget analysis from all wetlands.

Bob Brooks – June Circle – asked volume of water to be discharged to the adjacent Town owned lot.

Ms. Blanchard stated that the volume and rate would be decreased.

Mr. Brooks expressed concern with increased flooding on his property.

Mr. Renault stated that flow patterns would not increase water volume to that area.

Sasha Savoie – Melrose – asked what mitigation would be included to account for the increased pollution from additional car traffic and potential trash increase

Mr. Luciani stated that the Commission is attempting to ensure no increase in negative impacts.

Ms. Barry stated that the school is a steward of the land and have worked to provide a good plan.

This matter was continued to 5/2/23.

DEP#313-XXX – 572-596 North Avenue – Dana Lopez & Richard Nickerson – public hearing: Notice of Intent for the construction of a 36-unit apartment building within the buffer to BVW – Attorney Jesse Schomer, Chris Sparages of Williams & Sparages Engineering and Mr. Lopez were present.

Mr. Sparages stated that the proposal calls for the construction of a 36-unit apartment building with 56 parking spaces. It was noted that they have completed the Zoning Board of Appeals permitting process as this is a 40B development. The property is ½ wetland and ½ upland. The upland area is in the rear. It is

bordered by an intermittent stream that culverts beneath North Avenue to Lake Quannapowitt. A watershed analysis was conducted. The boundary covers .53 square miles. It was noted that under the Wetlands Protection Act (WPA), in order to be considered a perennial stream the watershed area must be greater than .5 square miles in addition to the requirement that 75% of the soils must be stratified drift. It was determined that less than 5% of the watershed area contains stratified drift thereby confirming intermittent status.

Mr. Luciani requested comment on this from Town Engineer Bill Renault.

Mr. Sparages stated that he would share their review with Mr. Renault. He further noted that there would be some activity as well as a portion of the building within the buffer. Outdoor amenities such as a fire pit, grill station, dumpster and snow storage would be within the buffer. A retaining wall at the side and rear would also be within the buffer. He noted that there were not a lot of on-site snow storage options. Following large snow events, snow would be taken off-site. There would also be fencing along the perimeter. The proposed lighting plan mimics that of abutting properties. Storm water collected from the parking lot and trench drain at North Avenue will be directed to infiltration systems. Total suspended solid removal will be 85%.

Mr. Romano asked the separation to ground water.

Mr. Sparages stated it was greater than 2'. He noted that the Zoning Board of Appeals had approved waivers of the Commission's 25' setback policy as well as their tree replacement policy. The closest point of work to the buffer will be 15'. A proposed landscaping plan calls for the planting of 11 trees for the purpose of screening.

Ms. Davis noted that the wetland line had not been confirmed.

Ms. Belmonte asked why they chose to work so close to the wetland.

Mr. Sparages stated that in order to move further from the wetland they would not have room for required parking and the building size would need to be decreased.

A site visit will be conducted 4/22/23 at 3:00PM. This matter was continued to 5/2/23.

DEP#313-623 – 1 Harrison Lane – Rochelle Hall – Public hearing: Notice of Intent for the removal of a deck and shed and the construction of an addition within the Riverfront Area – Zoe Krouner – applicant's wetland representative and the homeowner were present.

Ms. Krouner stated that the entire lot is within the Riverfront Area. The existing deck and shed will be removed and replaced with an addition and porch. The tree at the front of the home will also be removed. A drywell to capture roof runoff only will be installed on the front lawn. The proposed work will not be closer than existing.

Ms. Belmonte asked if zoning relief would be required.

Ms. Krouner stated that it would. They have applied to the Zoning Board of Appeals.

Mr. Romano asked if there is a sump pump in the basement.

Ms. Hall stated that they have an ejector.

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Mr. Luciani stated that runoff from the porch could also be directed to the drywell.

A site visit will be conducted 4/22/23 at 4:00PM. This matter was continued to 5/2/23.

Woburn to Wakefield transmission line – Request for Certificate of Compliance – Dave Klinch from National Grid was present. It was noted that the applicants are working to address comments from Ms. Davis and Town Engineer Bill Renault. Pictures of completed work will also be presented.

This matter was continued to 5/2/23.

DEP#313-585 – 610 Salem Street – Request to extend Order of Conditions – Peter Ogren of Hayes Engineering was present for the applicants. A 3-year extension has been requested.

Mr. Alepidis made a motion to issue a 3-year extension of the Order of Conditions.

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

DEP#313-618 – 66 Butler Avenue – Request for Certificate of Compliance. Joe Surianello of Heritage Builders was present.

Ms. Davis stated that Ms. Vreeland conducted a site visit last week. It was noted that pictures of loam and seed of the rear and side yards will be forthcoming.

Ms. Belmonte made a motion to issue a Certificate of Compliance contingent on receipt of above noted pictures.

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

129 Oak Street – Enforcement Order – Ms. Davis stated that a complaint of encroachment in the wetland was submitted directly to DEP.

The enforcement order calls for the establishment of a restoration plan. It was noted that there are several Orders of Condition attached to this property.

Homeowners Richard and Christine Nelson were present. Mr. Nelson stated that he had grown up in the home and purchased it from his family in 2018. Mr. Nelson stated that they had expanded the rear yard. He assumed this was his property and did not know that the work required prior approval.

Ms. Davis noted that the area of crushed stone had been expanded.

Mr. Nelson stated that this was done by the Town. He noted that he had resurfaced and extended the driveway.

Ms. Davis pointed out that the rear yard has been extended onto Conservation Commission managed property.

Mr. Nelson stated that he would move the playset out of this area.

This matter was continued to 5/2/23. Mr. Nelson will provide site pictures.

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DEP#313-XXX – 17 Butler Avenue – Notice of Intent – this matter was continued to 5/2/23 as no file number has been assigned.

Ms. Belmonte made a motion to adjourn.

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