

Minutes
Wakefield Conservation Commission
May 2, 2023

Attendance: Jim Luciani, Chair, Bob Romano, Ken Alepidis, Teresa Belmonte, Peter Miller, Paul Wendelgass, Haley McHatton Ballou, Elaine Vreeland and Rebecca Davis, Agents.

Minutes: The minutes of April 18, 2023 were read and approved by unanimous roll call vote.

Trail Stewards: Commission members appointed three trail stewards – Andrew Hedberg, Sean Cash, and Taylor Santos.

Salem Street Trailhead: Public Meeting, Request for Determination of Applicability.

- **Representatives:** Bill Renault, Tim Wilson, Engineering Department
- **Information Submitted:** Request for Determination of Applicability and plans

This is a Buffer Zone project intended to connect the existing trail to the roadway and sidewalk and designed to meet ADA standards. The area is now gravel, so the work will not increase the impervious area. There will be no crossing to the other side of the street, but will include this configuration when installed. The town is working with the MBTA, and existing yellow gates on the path will be removed. Public access is expected by 7/1/23. Peter Miller asked whether the town could install landscaping along the trail, and Bill replied that it could, but not as part of this proposal. The limit of work line will be at the same location as the original plan, and erosion controls will be installed. No material will be removed. It was moved, seconded and approved by unanimous roll call vote to issue a Negative Determination of Applicability.

591-598 North Ave. Public Meeting, Request for Determination of Applicability.

- **Representatives:** Bill Renault, Tim Wilson, Eric Sherman, Engineering Department
- **Information Submitted:** Request for Determination of Applicability

This is a Buffer Zone project to install 75' of new sidewalk, connecting to a longer sidewalk installation, intending to make all crossings ADA compliant. Both sides of North Avenue will have new sidewalks. Work is expected to be completed by autumn 2023. Erosion control will be installed around the headwall. It was moved, seconded and approved by unanimous roll call vote to issue a Negative Determination of Applicability.

100 Hemlock Road: Con't. Public Hearing, Notice of Intent

- Representatives: David Conway, Nitsch Engineering,
Matt Burne, BSC
Bill Renault, Town Engineer
- Information Submitted:
 - Response to Comments Letter – 04/27/2023
 - Stormwater Report – 04/24/2023
 - Full Civil Plan Set – 04/24/2023
 - Snow Management Plan - 04/24/2023
 - Project Specific Explosives Memorandum – 04/25/2023

It is proposed to demolish a forest and to construct a new school. David noted that new submissions had been approved by the town engineer. There followed some discussion regarding the type of salt to be used on site. It was noted that the salts will be of the same type used at the Cambridge Reservoir, and that portions of the site will be using sand. Blasting was also discussed, and David stated safety data sheets had been provided for bedrock removal for the building foundation and driveway. He continued that it is not anticipated that the blasting will impact the existing level or flow of groundwater, as rock is fractured only a few inches from the blast hole.

Commission's consultant Matt Burne raised questions regarding Wetland #5, the vernal pool, and whether it would receive direct discharge from the building rooftop. As a vernal pool is considered an Outstanding Resource Water, this stormwater configuration may not meet water quality standards. Bill Renault suggested that a weir could be added to reduce the flow to less than 2'/second, which would recharge the groundwater next to the vernal pool. He also pointed out that the Engineering Department had not reviewed the project for environmental impacts, but stormwater management only. Matt stated that the Commission needs an opinion from the DEP Circuit Rider as to whether or not discharge to a level spreader would be considered a direct discharge.

Matt also noted his February 24, 2023 letter regarding unavoidable impacts to the resource areas, and stated that the applicant's consultant, LEC, was to have provided suggestions for further mitigation. Dave Conway replied that further mitigation will be provided by invasive species removal at the end of the nearby practice field. Matt replied that he had not received a written response from LEC itself, and that issues still remain. Bob Romano asked for a written response to BSC's letter to be submitted by the next meeting. Rebecca added that she had additional questions, and that she would send them to the applicant.

Public Comments:

Ron Heggeblod, abutter, stated that his property had been flooded four times in 19 years, and expressed concern that a new land configuration would cause additional flooding, and that blasting could cause damage to his home. Bill Renault, Town Engineer, replied that, the town had performed a previous watershed study, and have done a full review of drainage and stormwater to alleviate flooding problems for the high school and upstream areas, which will benefit the neighborhood.

Christine Rioux questioned the proposed mitigation, in that there is 100,000 SF of alteration in the Buffer Zone, but the proposed mitigation and replacement is less than that amount. Bronwyn Della Volpe raised concerns regarding the driveway deicing. It was noted that sanding would be allowed, along with a brine solution. She asked who would monitor the runoff. It was suggested that driveway monitoring could be considered maintenance and included as a condition in the Order. It was moved, seconded, and approved by unanimous roll call vote to continue the hearing to May 16th.

17 Butler Ave. Con't. Public Hearing, Notice of Intent. The hearing was continued to May 16, 2023.

1 Harrison Ln.: Con't. Public Hearing, Notice of Intent. The hearing was continued to May 16, 2023.

North Ave.: Con't. Public Hearing, Notice of Intent. The hearing was continued to May 16, 2023.

1 Audubon Rd.: Public Hearing, Notice of Intent.

- Representative: John Ogren, Hayes Engineering, Anthony Joya, I-Fly
- Information Submitted: Notice of Intent with associated plans.

John noted that this is a 6.9-acre site with an existing structure and parking lot. Topography slopes towards the river. There is Bordering Land Subject to Flooding on site. River elevations are 65 and 66 below an existing dam and 73 above. No work is planned within the banks of the river. The proposed work would be a redevelopment project, with a 7,500 SF footprint. Existing conditions allow for a full sheet runoff to the river, but proposed stormwater management will include deep sump catch basins and runoff storage to an infiltration area, then to a level spreader. Utilities will tie into existing sewer and water lines. 9,600 SF of pavement will be removed, and the design will meet stormwater standards to the maximum extent practicable. Open areas will be replanted with a wetlands plant mix. Roof runoff will be directed to downspouts to the parking lot. A site walk was scheduled, and the hearing was continued to May 16, 2023.

10 Broadway: Con't. Public hearing, Notice of Intent

- Representative: John Ogren, Hayes Engineering
- Information submitted: Plans proposed for Zoning Board of Appeal

John updated the Commission that the project is ongoing, and that the applicant is working with the Zoning Board of Appeals regarding building and parking layouts. The proposed building is now smaller than had been proposed, the parking area has increased in size, and more landscaping has been added. 14,000 SF of impervious surface has been removed, and the Commission is looking for additional green space. The property is not within the 100-year floodplain. There is no existing treatment of runoff, but stormwater improvements are proposed. John noted that they had looked at the watershed, and the stream is deemed to be perennial. There will be more work on drainage and stormwater management and the project will return to the Commission. It was noted that the revised plans should show a snow storage plan. The hearing was continued to June 6, 2023.

8 Thistledale Road: Public Hearing, Notice of Intent

- Representative: John Ogren, Hayes Engineering
- Information Submitted: Notice of Intent and Plans

The project consists of a new addition and deck, and removal of an existing porch. It is a Buffer Zone project, adjacent to an intermittent stream and Bordering Vegetated wetland, which is connected to street drainage off Vernon Street. No activity is proposed within the 25' buffer, and activity will be approximately 50' from the wetland. No trees are to be removed. Concrete areas will be removed, and the porch will be replaced by a driveway. No roof infiltration is proposed. A site visit was scheduled, and the hearing was continued to May 16, 2023.

6 Preston Street: Tree removal. Two trees are requested to be removed, a walnut at 83' from the resource area, and cedar tree, at approximately 60'. It was moved, seconded and approved by unanimous roll call vote to allow the removal of the trees in accordance with the Commission's tree removal policy, looking for shrubs along the property line.

Town Property at Vernon and Indian Streets: The Department of Public Works wishes to temporarily stockpile metal pipes. It was moved, seconded and approved by unanimous roll call vote to allow the stockpiling, with reference to an approved Determination of Applicability.

Other: It was noted that the 100 Hemlock Road project may require an additional meeting, and that all outstanding questions should be sent to the applicant.