

Wakefield Conservation Commission – Minutes – October 8, 2020

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Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Teresa Belmonte; Peter Miller; Ken Alepidis; Frank Calandra; Silvana Bouhlal

Elaine Vreeland, Judy Green

Appointment – The Commission welcomed new member Silvana Bouhlal.

9/24/20 minutes – Ms. Belmonte made a motion to approve the 9/24//20 minutes.

Mr. Calandra made a second to the motion. After polling the Commissioners, the motion passed. Ms. Bouhlal abstained.

DEP#313-592 – 50 Quannapowitt Parkway – TMC 30, LLC – Abbreviated Notice of Resource Area Delineation (ANRAD): continued public hearing – to confirm 11/17/11 wetland delineation approved under Superseding Order of Conditions dated 1/16/13 – Owner representative Mike Manzo, Sr., Attorney Brian McGrail and John Ogren of Hayes Engineering were present. Mr. McGrail stated that he and the applicant remain in discussion regarding the acceptance of the Commission's consultant Peter Fletcher's wetland line. He added that they would also propose improvements to the 25' no-disturb area in exchange for relief from the setback requirement. If a compromise could be reached they would then withdraw their ANRAD application and file a Notice of Intent.

Mr. Manzo stated that he is currently working with his architect to determine the feasibility of this change.

Ms. Belmonte noted that it may be difficult to determine wetland vegetation during winter months.

Mr. McGrail is optimistic that they will reach a decision before the Commission's next scheduled meeting.

Ms. Vreeland stated that she had spoken with LEC Consulting regarding an independent wetland line review. Their cost would be \$800 for field work and \$400 for the report.

Mr. McGrail stated that this was reasonable and would discuss further with the applicant.

This matter was continued to 10/22/20 at 7:00PM.

26 Shady Ave. – update – Ms. Vreeland spoke with homeowner Jon Bean today. Due to a family emergency he requested continuance of this matter to 10/22/20.

Ms. Vreeland stated that she and Mr. Luciani had conducted a site visit last week and have been able to determine the location of fill. A remediation plan will be discussed at the next meeting.

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Proposed rail trail – Mr. Luciani took part in a site visit this week with representatives from the Lynnfield Conservation Department, Mass. Highway and Natural Heritage. He noted that the area is heavily vegetated and a portion of the existing railbed is under water during flooding events.

Ms. Belmonte made a motion to adjourn.

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