

Wakefield Conservation Commission – Minutes – December 10, 2020

Wakefield Conservation Commission (Commission) – Minutes – December 10, 2020

Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Teresa Belmonte; Silvana Bouhlal; Frank Calandra; Ken Alepidis, Peter Miller
Elaine Vreeland, Rebecca Davis, Judy Green

11/12/20 and 11/19/20 minutes – Ms. Belmonte made a motion to approve the November 12 and November 19, 2020 minutes.

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

Request for Determination of Applicability – 122 Kendrick Road – Chris Oneschuk – the project consists of installation of a permeable paver patio, walkway and perimeter wall within the buffer to a wetland. There will be 29’ from the edge of the bordering vegetated wetland (BVW) to the patio and 18’ from the walkway to the edge of BVW. Minor grading will accompany the patio install. A small retaining wall will be added along the back if necessary.

Mr. Romano recused himself from this matter.

Mr. Luciani asked if this property is located within the floodplain.

Ms. Vreeland stated that it was not. She conducted a site visit today. It was noted that the rear of the yard slopes down to the wetland. There is a strip of lawn area between the house and the wetland. There is no mention of tree removal.

Mr. Calandra noted that the submittal notes the wetland line delineation was undertaken in 1995.

Ms. Vreeland felt that the line was accurate as shown.

Ms. Belmonte asked if the wetland had been flagged for this filing.

Ms. Vreeland stated that it had not.

Mr. Miller felt it odd that that wetland line had not changed in 25 years.

Ms. Belmonte asked how an accurate determination could be made if the wetland was not flagged.

Mr. Luciani felt that it would be difficult to grade due to the presence of ledge.

A site visit was scheduled for 12/12/20 at 8:30AM.

47 Montrose Avenue – ratify enforcement order – This order states that no further work could be undertaken until a public hearing is held and an Order of Conditions is issued.

Wakefield Conservation Commission – Minutes – December 10, 2020

Mr. Luciani noted that the applicant has yet to submit the letter from his homeowner's insurance stating that his policy would be terminated unless trees were taken down. The applicant previously stated that the letter had been misplaced and a copy would be requested. This has not been received.

Ms. Vreeland stated that she did not think soil had been brought in. The area was disturbed due to heavy machinery. She has asked the Building Department to notify her once a building application has been submitted.

Mr. Luciani noted that he had previously observed a large pile of brush and logs. It now appears that within the last few weeks the lot has been cleared around the house.

Ms. Vreeland noted that the applicant is planning to subdivide the lot.

Aerials from one year ago show heavy vegetation around the house.

(Ms. Bouhlal joined the meeting.)

Mr. Miller asked when the enforcement order had been issued.

Ms. Vreeland stated it was issued October 16, 2020. It was not however ratified until this evening.

Mr. Luciani noted that the gas line had been installed after issuance of the enforcement order in violation of same. He directed Ms. Vreeland to add to the enforcement order that a copy of the insurer's letter was also required. It was noted that at least some of this unauthorized work also took place within the riverfront.

Mr. Calandra made a motion to ratify the enforcement order to include the request to submit insurer's letter.

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

Mr. Miller made a motion to adjourn.

Ms. Belmonte made a second to the motion. After polling the members individually, the motion passed unanimously.