

## Wakefield Conservation Commission Minutes – February 7, 2023

Wakefield Conservation Commission (Commission) – Minutes – February 7, 2023

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

1/17/23 minutes – Ms. Belmonte made a motion to approve the 1/17/23 minutes.

Mr. Wendelgass made a second to the motion. After polling the Commissioners individually, the motion passed. Mr. Luciani was not present for the vote.

The Commission welcomed Ms. McHatton-Ballou as a full voting member.

DEP#313-XXX – 10 Broadway Street – New Creek, LLC – Public Hearing: Notice of Intent – this matter was continued to 2/21/23 at the applicant's request.

DEP#313-621 – 17 Whittier Road - Diane Purcell - Public Hearing: Notice of Intent for the construction of a 700-square foot addition in the buffer to bordering vegetated wetland (BVW) – John Ogren of Hayes Engineering and the homeowner were present. Revised plans were submitted this evening. Mr. Ogren stated that changes reflected comments received from the Department of Environmental Protection review.

- Straw wattles have been added and extended.
- A temporary soil stockpile area surrounded by a straw wattle will be created.
- Excavation will be required for the footing only.
- Spot grades have been added to the plan.

Ms. Belmonte made a motion to close the public hearing.

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

Mr. Wendelgass suggested a special condition noting that the existing fence, or equivalent barrier to the wetland remain.

Ms. Belmonte made a motion to issue a standard Order of Conditions with one special condition as noted above.

Mr. Miller made a second to the motion. It 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 – Dan Wells and Andrea Kendall from LEC Environmental Consultants; David Conway and Paige Blanchard from Nitsch Engineering; Kevin Nigro, Joe DeSantis, Anthony LoPresti and Marco Zappala from PMA Consultants; Julie Barry and Robert Schlein from Prince Lobel Tye, LLP; Vladimir Lyubetsky and Carl Franceschi from DRA Architects and David Warner and Josh Millonig from Warner Larson were present for the applicants. Also present were Town Engineer Bill Renault, Town Counsel Tom Mullen and Commission peer reviewer Dominic Rinaldi from BSC Group. Revised plans were submitted for review this evening.

Ms. Barry reviewed Dover Amendment guidelines pertaining to zoning setbacks.

Mr. Schlein stated that they would file for a building permit in order to obtain a denial. They would then appear before the Zoning Board of Appeals (ZBA) with the expectation that the ZBA will return a decision that due to the Dover Amendment, dimensional requirements do not apply.

Mr. Mullen agreed that this was the likely outcome. He added that the Commission is within their authority to postpone their decision until after the applicant's submission to the ZBA.

Paul Rybicki – Parker Road – expressed concern with a lack of sidewalk on the north side of Hemlock Road.

Mr. Conway noted that the roundabout had been added to the plans. A result of this change there will be a smaller wetland restoration area. He added that they have not yet addressed Mr. Renault's comments.

Mr. Romano asked if there was additional information addressing the Commission's lighting questions.

Mr. Conway stated that the plan would comply with International Dark Skies guidelines. He added that the lights are dimmable and wildlife friendly. Dimming of the lights would be at the discretion of the school.

Mr. Millonig stated that International Dark Skies recommends 3,000 Kelvin.

Mr. Rybicki stated that wildlife friendly lighting is not determined by Kelvin. He stated that lighting should be 560 nanometer wave length. He requested that the applicant review this standard.

Mr. Romano asked if lower height fixtures were reviewed.

Mr. Conway stated that lower fixtures could create hot spots. It was noted that there would be no light bleeding into the wetlands.

Ms. Belmonte noted that the blasting plan would be submitted after approval by the Town. She stated that this should be submitted to the Commission for review prior to approval.

Mr. Conway stated that the contractor needed to complete the blasting plan. A blasting contractor has not been chosen. He added that blasting would not occur in the wetland.

Mr. Luciani stated that wetland contaminants resultant from blasting had not been discussed.

Mr. Nigro stated that a detailed blasting plan would be submitted once a contractor was chosen. This plan would be reviewed by the fire department.

Doug Heath – Steadman Street – asked where roundabout stormwater would be directed.

Mr. Conway stated that there would be catch basins in the roadway, subsurface detention system and level spreaders.

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Mr. Heath asked how chloride in the runoff would be mitigated.

Mr. Conway stated that chloride use in sensitive areas would be limited. He added that they would follow Massachusetts Department of Transportation standards.

Mr. Romano requested that the applicant address chloride runoff issue.

Mr. Conway stated that they are open to road treatment suggestions.

Mr. Heath suggested conducting water sampling now to determine baseline chloride levels.

Mr. Luciani expressed concern with the proposed closed subsurface drainage system. Specifically, the possibility that polluted water would then be discharged back into the wetland.

Mr. Conway stated that the water would be pre-treated.

Mr. Luciani noted that soluble pollutants would not be removed prior to discharge.

Mr. Romano requested that the applicant review this area. He noted that some areas have the ability to infiltrate. He also asked when the storm water review would be completed.

Mr. Renault stated that he had not received revised reports.

Mr. Conway stated that they are working to prepare this information for the next Commission meeting.

Linda Ireland – Nowell Road Melrose – noted that there are variations in runoff in the series 3 wetland. She asked how this area would be affected.

Mr. Romano stated that this would be reviewed by Mr. Renault and Mr. Rinaldi.

Mr. Renault stated that the applicant has been asked to quantify water budgets for each of these locations.

Eleanor Axelrod – 19 Sheffield Road – would like both blasting plan and rock crushing procedure discussed.

Mr. Benner stated that a blasting plan had not yet been developed. He noted that water spray would be used during rock crushing to help control dust.

Bob Brooks – June Circle – requested the decibel level of the blasting.

Mr. Nigro stated that there would be a seismograph on site during rock crushing. He added that the contractor would work with the fire department regarding blasting guidelines.

This matter was continued to 2/21/23.

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Heron Pond condominiums – tree removal request – Ms. Vreeland conducted a site visit and submitted pictures. The applicant's have requested permission to remove 3 pine trees.

Ms. Davis stated that several calls had be received regarding survey work at the rear of abutting properties without permission to access. She had expected the presence of the property manager for Heron Pond condominiums to discuss.

Ms. Belmonte requested that Ms. Davis invite the property manager to the next meeting.

Joe Colleran – Chapman Road – stated that over fertilization on Heron Pond property was an issue. Survey stakes have been placed at the rear of his property. He added that it appears that surveyors entered his property without permission.

Mr. Romano noted that soil samples are reviewed yearly.

Mr. Luciani stated that Ms. Vreeland would contact the property manager to determine who placed the survey stakes. Ms. Vreeland will attend the next Commission meeting.

This matter was continued to 2/21/23.

41 Coolidge Park – This matter was continued to 2/21/23 at the applicant's request.

Ms. McHatton-Ballou made a motion to adjourn.

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