

Wakefield Conservation Commission Minutes – March 21, 2023

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

3/7/23 minutes – Ms. Belmonte made a motion to approve the 3/7/23 minutes.

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

DEP#313-XXX – 10 Broadway Street – New Creek, LLC – Public Hearing: Notice of Intent – this matter was continued to 4/4/23 at the applicant’s request.

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 and Paige Blanchard from Nitsch Engineering; Neal Benner from Gilbane Construction; Carl Fransechi from DRA Architects; Kevin Nigro from PMA Consultants; Dan Wells and Andrea Kendall from LEC; David DiBarri, Metro Voke Superintendent and Attorneys Julie Barry and Rob Schlein were present for the applicants. Town Engineer Bill Renault was also present.

Mr. Conway provided response to comments from the Commission’s stormwater consultant. The Town’s Engineering Department has also submitted comments.

- The outlet pipe in wetland series 1 will be added to the site plan.
- The existing culvert connecting wetland series 6 and 7 will also be added to the plan and factored into their calculations. Mr. Conway contended that this addition would not change the calculations.
- The size of the pipe system incorrectly stated that it would capture the 2-year not 25-year storm event.
- Several catch basins that currently backflow in the 100-year storm event will be re-designed to prevent that from happening.
- The sizes of the wetland crossings will be confirmed with BSC.
- The stormwater system in the snow storage areas will be re-designed to address Mr. Renault’s comments.
- Clear runoff will be discharging adjacent to the vernal pool.
- A blasting plan will be submitted after a contractor has been chosen.
- Potassium chloride will not be used as a primary deicer as it is only effective to 12 degrees Fahrenheit. They have not determined an alternative deicer. The potential impact to the wetland is not known.

Mr. Romano stated that calcium magnesium acetate is effective to -17 Fahrenheit. This is chloride free.

Mr. Conway noted that calcium magnesium acetate would be proposed for use at the pedestrian areas. He added that they have followed guidelines used by Massachusetts Department of Transportation for deicing near waterways.

Mr. Renault stated that he would issue comment following submittal of requested information.

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Ms. Davis asked if blasting would be required in order to install the drywell at wetlands 6 and 7.

Mr. Conway stated that was not their intent.

Mr. Wells reviewed their responses to the Commission's peer reviewer Matt Burne's comments.

- Additional mitigative measures will be undertaken through their proposed invasive management plan.
- The invasive species management plan will be updated to include the proposed rotary.
- The applicants also propose removal of a ½ acre of invasives near the series 8 wetland. It is proximate to the Saugus River. The area would then be supplemented with native plantings.
- Regarding historic wetland impact, the applicants have received a Certificate of Compliance for this work. He did not feel that additional comment was necessary.

Mr. Conway felt that the submitted planting plan is appropriate. He suggested the establishment of a supplemental planting budget for any future planting issues. Any funds remaining would be donated to the Habitat Replacement Fund.

Ms. Davis asked if the discharge near the baseball field could be pulled back from the wetland.

Mr. Conway stated that they would look at maximizing the distance.

Mr. Romano asked if the proposed chambers would overflow.

Mr. Conway stated that the chambers would drain slowly.

Ms. Davis asked if there was any recharge in that area.

Ms. Blanchard stated that there was not as the system is lined. Infiltration is not possible in this location due to the presence of bedrock.

Ms. Luciani asked if there were any discharge points along the bordering vegetated wetland.

Ms. Blanchard stated that there were not.

This matter was continued to 4/4/23.

41 Coolidge Park – tree removal request – the applicant was not present. This matter was continued to 4/4/23.

DEP#313-574 - 0 Greenwood Street – request for minor modification. Homeowner Nghi Luu was present. The proposal calls for the replacement of helical piles with standard frost columns and pre-cast footers.

Mr. Romano asked if excavated soil would be taken off-site.

Mr. Luu stated that it would not as it would be used for backfill.

Mr. Romano asked how the area around the basement would be stabilized.

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Mr. Luu stated that the area would be compacted.

Mr. Romano suggested that it be topped with crushed stone to prevent erosion.

Mr. Luciani made a motion to accept the change as a minor modification.

Mr. Wendelgass made a second to the motion. After polling the Commissioner's individually, the motion passed unanimously.

Tax title parcels – 3 bids for this work have been received. Title examinations will commence once the contract is signed.

Offshoots seminar – To be scheduled for June or July 2023.

Commission's email account – Mr. Romano has been monitoring this account.

Ms. Belmonte suggested that the Commissioner's rotate review responsibility.

Ms. Davis will put together a schedule. Each Commissioner will be assigned the responsibility for 1 month at a time.

200 Quannapowitt Parkway – Ms. Davis is scheduled to meet with the development team next week regarding beginning construction. She asked if the Commission had any issue with Goddard Consulting performing environmental monitor duties. The Commission did not.

Ms. Belmonte made a motion to adjourn.

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