

Wakefield Conservation Commission Minutes – June 6, 2023

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Attendance: Chairman Jim Luciani, Peter Miller, Ken Alepidis, Bob Romano; Haley McHatton-Ballou; Paul Wendelgass

Absent: Teresa Belmonte, Agent: Rebecca Davis

Mr. Alepidis made a motion to approve the 5/16/23 and 5/30/23 minutes

Ms. McHatton-Ballou made a second to the motion. After polling the Commissioners individually, the motion passed with an abstention from Mr. Wendelgass for the 5/16/23 minutes.

58 Nahant Street - Molly McCallion - Public Meeting – Request for Determination of Applicability to raze existing garage, repave driveway, install new siding, clear vegetation, plant new vegetation, and prune trees within the buffer to bordering vegetated wetland (BVW). David Farrar, land surveyor was present for the applicant.

Mr. Farrar stated that the home and yard are in poor shape. The edge of the yard is 50' from the wetland. The proposal calls for removal of vegetation. No major trees will be taken down in the buffer. There will be selective branch trimming on the larger trees. The area would be re-planted with pollinator friendly native species. No work on the house is proposed within 50' of the wetland. The garage will be razed however the cement pad will remain. The driveway will be re-paved only. No work will be closer than 50' to the wetland.

Ms. McHatton-Ballou asked if the existing wall would remain.

Mr. Farrar stated that it would. It will be the limit of work line.

The Commission will conduct a site visit 6/8/23 at 6:00PM. This matter was continued to 6/20/23.

DEP 313-623 - 1 Harrison Lane – Rochelle Hall Public Hearing (cont.): Notice of Intent for the removal of a deck and shed and the construction of an addition within the Riverfront Area – an updated plan was submitted for review this evening. Zoe Krouner, applicant's representative was present. Ms. Krouner stated that a drywell at the front of the home and an erosion control line had been added to the plan. Two cultec chambers will be installed. They will be sized to capture the 100-year storm event.

Mr. Romano asked if test pits had been dug to determine the depth to water.

Ms. Krouner felt that the stormwater calculations confirm viability.

Mr. Luciani made a motion to close the public hearing.

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

Mr. Miller made a motion to issue a standard Order of Conditions.

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

DEP 313-XXX - 60 Farm Street (Wakefield High School) – Joseph Bertrand Public Hearing: An Abbreviated Notice of Resource Area Delineation (ANRAD) has been submitted to confirm approximately 1,755 linear feet of BVW – present for the applicants were project members from SMMA Peter Rebuck, Erin Prestileo, Helen Fantini; Tim Baker and Lynn Stapleton from Leftfield; Permanent Building Committee member Joseph Bertrand and wetland consultant Mary Rimmer.

Ms. Rimmer stated that there is a wetland adjacent to the football field and track. The wetland resource on the south side is primarily bank. There are also two intermittent streams that converge at the baseball field and runs beneath the entire project site. Bordering Land Subject to Flooding is present on the east side of the site. This is not within the immediate project area.

Ms. Rimmer stated that there was a headwall at in the north west section.

Mr. Luciani noted that there was a silting problem in that area. He would like to see some type of mitigation to ensure that the silt does not continue to the stream.

Mr. Romano asked the date of the wetland delineation.

Ms. Rimmer stated it was done in 2021.

Mr. Rebuck stated that they would refresh the flags.

The Commission will conduct a site visit 6/13/23 at 7:00PM. This matter was continued to 6/20/23.

DEP 313- 624 - 572-596 North Ave – Dana Lopez + Richard Nickerson Public Hearing (cont.): Notice of Intent for the construction of a 36-unit apartment building within the buffer to BVW.

Mr. Romano noted that this matter was not added to the agenda in time for posting. The applicant's attorney Jesse Schomer was present but did not comment. This matter was continued to 6/20/23.

0 Patriot Circle – Request for Certificate of Compliance – this matter was continued to 6/20/23.

46 Woodbriar Rd – Jason Skillings - Public Meeting – Request of Determination of Applicability to install an in-ground pool, patio, deck, grading, and landscaping within buffer to BVW.

Mr. Skillings stated that the project calls for the installation of an in-ground pool, patio and walkways. The proposed area is currently lawn. The existing deck will be replaced with a three-season porch with a patio beneath. A walkway from the backyard to the driveway will also be added. A straw wattle will be used for erosion control. The wattle will be placed inside the existing fence. Excavated soil will be stored on the right side of the yard. The wetland was flagged by Norse Environmental. The pool will be salt water and will be gas heated. A cartridge type filter will be used.

Mr. Romano asked where the pool would be drained if necessary.

Mr. Skillings stated that he would hire a company to pump it into a truck. It would not be directly drained.

The Commission will conduct a site visit 6/8/23 at 6:30PM. This matter was continued to 6/20/23.

DEP 313- 625 - 1 Audubon Road – iFly Holdings LLC Public Hearing (cont): Notice of Intent for the construction of a 3,500 sq foot indoor skydiving facility, parking lot, utilities, and stormwater management within the buffer to Bank, BVW, and within Riverfront Area – John Ogren from Hayes Engineering was present. A revised plan was submitted this evening for review. The following issues have been addressed:

- 5 trees and 18 shrubs have been added to the planting plan.
- Town Engineer Bill Renault reviewed the test pits.
- A cross-section through the infiltration basin has been added.

Mr. Ogren noted that the estimated annual high groundwater was 69'. There will be more than 2' of separation to ground water.

Mr. Wendelgass would like to see the proposed boxwood shrubs substituted with a salt tolerant species.

Mr. Ogren stated that the Zoning Board of Appeals (ZBA) had specified this type. He will address this request at next week's ZBA meeting.

Mr. Romano expressed interest in having a conversation with the ZBA regarding the value of native species, specifically in close proximity to wetlands. He asked what storm event would be captured in the basin before it discharges.

Mr. Ogren stated it would capture the 2-year storm. He clarified that the basin would not be used as mitigation. It would be part of the treatment chain. The proposed mitigation is the removal of pavement.

Mr. Romano would like to see a low salt mix used in this area.

Mr. Luciani would like the applicant to consider using salt tolerant tree species.

Mr. Romano noted the 2 proposed special conditions: low salt mix use and Hayes Engineering botanist Libby Wallis to review the planting plan for use of salt tolerant species.

Mr. Wendelgass made a motion to close the public hearing.

Mr. Luciani made a second to the motion. After polling the Commissioners individually, the motion passed unanimously. The discussion, vote and issuance of the Order of Conditions will be discussed at the 6/20/23 meeting.

Tree removal requests

6 Preston Street – This matter was continued to 6/20/23.

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53 Court Street – Removal of 2 trees and selective pruning of branches. Site pictures and a letter from Keith's tree were submitted. One tree is visibly vine covered and dead. Ms. Vreeland conducted a site visit.

Mr. Miller requested the retention of a snag for the vine covered tree. The tree is located at the far end of the yard and away from activity areas.

This matter was continued to 6/20/23 to allow the Commission to receive more information from Ms. Vreeland on the second tree to be removed as well as which tree would be trimmed.

6 Confalone Circle – request to remove 3 maple trees. Letters from Keith's Tree and the homeowner and pictures were received. It was noted that the homeowner's letter requested removal of 1 tree while Keith's letter noted removal of 3 trees.

This matter was continued to 6/20/23 to allow for additional information on the trees from Ms. Vreeland as well as clarification on number of trees to be removed.

Native plantings - There was a brief discussion regarding heightening the awareness of the importance of the use native plantings particularly in wetland adjacent areas. The Commission would like to share this information with the other permitting boards. Additionally, the Commission has planned an upcoming seminar surrounding the use of native plantings and rain gardens.

Mr. Alepidis stated that he research salt tolerant native species further and report back.

Mr. Wendelgass made a motion to adjourn.

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