

Wakefield Conservation Commission Minutes – June 20, 2023

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Attendance: Acting Chairman Bob Romano, Peter Miller, Teresa Belmonte; Ken Alepidis, Haley McHatton-Ballou; Paul Wendelgass; Haley McHatton-Ballou

Absent: Jim Luciani

Agent: Rebecca Davis

5/23/23 minutes – Ms. Belmonte made a motion to approve the 5/23/23 minutes.

Mr. Alepidis made a second to the motion. After polling the Commissioners individually, the motion passed with an abstention from Mr. Wendelgass. Ms. McHatton-Ballou was not present for the vote.

6/6/23 minutes – Mr. Wendelgass made motion to approve the 6/6/23 minutes.

Mr. Alepidis made a second the motion. After polling the Commissioners individually, the motion passed with an abstention from Ms. Belmonte. Ms. McHatton-Ballou was not present for the vote.

58 Nahant Street – Molly McCallion – Request for Determination of applicability – continued public hearing – discuss, vote, issue determination.

The Commission conducted a site visit last week. No issues were noted.

Mr. Miller made a motion to issue a negative determination.

Mr. Wendelgass made a second to the motion. After polling the Commissioners individually, the motion passed with an abstention from Ms. Belmonte. Ms. McHatton-Ballou was not present for the vote.

46 Woodbriar Road – Jason Skillings – Request for Determination of Applicability – continued public hearing – discuss, vote, issue determination.

The Commission conducted a site visit last week.

Mr. Romano suggested a special condition that if pool draining is required it shall be pumped directly into a pump truck, not discharged to the backyard.

Mr. Miller made a motion to issue a negative determination with the above noted special condition.

Mr. Wendelgass made a second to the motion. After polling the Commissioners individually, the motion passed with an abstention from Ms. Belmonte. Ms. McHatton-Ballou was not present for the vote.

Electronic signatures – Ms. Belmonte made a motion to add Mr. Wendelgass and Ms. McHatton-Ballou to the electronic signature permission document allowing Ms. Davis to sign on the Commission's behalf.

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

Ms. Belmonte will record the vote at the Cambridge Registry of Deeds.

Ms. McHatton-Ballou joined the meeting.

84 Preston Street – Rocco Scippa – Request for Determination of Applicability – public meeting – demolition of existing dwelling and construction of duplex, site grading and utilities within the buffer to bank – Paul Finocchio of PJF Associates was present for the applicants. The proposal calls for the existing dwelling and shed to be razed. A duplex with associated utilities and site grading will then be constructed. The lot has been subdivided. This work will be conducted on lot #3 only. Lot #2 will be reviewed under a separate filing. The proposed house will be 80' from the wetland line.

Ms. Davis noted that the wetland line would not be confirmed under this filing.

Ms. Belmonte made a motion to issue a negative determination.

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

DEP#313-XXX – 0 Patriot Circle – Stephen Leppo – Abbreviated Notice of Resource area Delineation – public meeting – to confirm approximately 1,755 linear feet of bordering vegetated wetland. Paul Finocchio of PJF Associates was present for the applicant. Mr. Finocchio stated that there had been a previously issued, now expired, Order of Conditions. The current wetland delineation has moved further from the wetland.

Ms. Davis noted that the wetland delineation had not yet been confirmed.

The Commission will conduct a site visit 6/29/23 at 7:00PM.

This matter was continued to 7/11/23.

DEP#313-567 – 0 Patriot Circle - Request for Certificate of Compliance – Ms. Davis noted that no work had been undertaken.

Ms. Belmonte made a motion to issue a Certificate of Compliance noting no work undertaken.

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

DEP 313-XXX - 60 Farm Street (Wakefield High School) – Joseph Bertrand – continued 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.

The Commission conducted at site visit last week.

Ms. Davis stated that Ms. Vreeland had walked the wetland line with Ms. Rimmer. Minor revisions were made and the delineation was confirmed.

Ms. Belmonte made a motion to issue an Order of Resource Area Delineation.

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

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 – Attorney Jesse Schomer and project engineer Chris Sparages of Williams and Sparages were present for the applicants.

Mr. Sparages stated that a revised landscaping plan would be forthcoming. This plan will incorporate Ms. Davis's revisions. Ms. Davis and Ms. Vreeland conducted a site visit last week. They plan to schedule a second site visit with the applicant's wetland scientist Greg Hochmuth.

Ms. Davis expressed concern with the viability of new plantings given the large amount of surrounding invasive knotweed.

Mr. Sparages stated that they had committed to perform knotweed eradication up to their property line.

Mr. Schomer stated that the plant species changes need to be reviewed and approved by the Zoning Board of Appeals (ZBA) as a minor modification. If the ZBA determines the changes to be major, a new legal notice would be required. He noted that the large willow at the rear of the lot would remain.

Ms. Davis will issue to the ZBA a letter noting that the Commission requested these changes. The importance of the changes will also be highlighted.

Mr. Romano requested that Ms. Davis also draft a non-project specific official statement to the ZBA regarding the value and need for native species specifically adjacent to wetland resources.

This matter was continued to 7/11/23.

4 Confalone Circle – tree removal request – Ms. Vreeland stated that the request calls for the removal of 3 trees. One tree overhangs the house. The property owner's neighbor at 6 Confalone Circle requested removal of the 2 additional trees as they overhang his pool. She noted that none are within the 25' buffer to the wetland.

Ms. Belmonte noted that replanting/replication would be required.

The homeowner will attend the Commission's 7/11/23 meeting to confirm whether they will replicate the plantings or submit payment to the Habitat Replacement Fund.

Mr. Romano stated that submission of a planting plan would also be required.

6 Preston Street, 53 Court Street – tree removal requests – these requests are on hold awaiting additional information from the property owners.

DEP#313-625 – 1 Audubon Road – Ifly – discuss, vote, issue Order of Conditions. John Ogren of Hayes Engineering was present for the applicants. A salt tolerant plant list was submitted for review this evening.

Ms. Belmonte questioned how the Commission could enforce salting standards for the entire lot if the applicant is leasing the building.

Mr. Miller suggested requiring low salt or no salt alternative within the 200' buffer zone.

Mr. Romano noted that the 200' buffer extends beyond the scope of the project.

Ms. Davis stated that the Commission could add a special condition stating that it would apply to the contributing drainage to the applicant's storm water management area. She felt it was important to include with the Order of Conditions a findings section explaining the importance of the conditions.

Mr. Miller made a motion to issue a standard Order of Conditions with the two following special conditions:

1. An environmentally friendly low salt or no salt deicing alternative will be used. The applicant is to submit to the Commission the name of the chosen product. The applicant will also provide written confirmation from the property owner that only the specified product will be used within the drainage area to the storm water system. No work will be allowed to commence until approval by the Commission of the deicing alternative. This condition will apply in perpetuity.
2. The planting/restoration area will comply with the planting table show on the approved plan unless otherwise approved by the Commission. The applicant will also demonstrate the successful growth of the planting/restoration area for two growing seasons.

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

Millbrook Condominiums – enforcement order – Ms. Davis attended a Zoom meeting today with Town Engineer Bill Renault and Peter Ogren of Hayes Engineering. It is unclear if the stormwater management system was installed as approved. Mr. Renault and Mr. Ogren are discussing whether to go back to the previous pump system.

Voke School – Ms. Davis stated that the Commission's denial had been appealed.

Clyde Court – Ms. Belmonte requested that Ms. Davis confirm that the plan for the rain garden had been followed. It was noted that loam has been brought in and the area was graded and planted.

Ms. Davis will conduct a site inspection and report back.

DEP#313-622 - 10 Broadway – Notice of Intent – this matter was continued to 7/11/23 at the applicant's request.

Mr. Miller made a motion to adjourn.

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