

Wakefield Conservation Commission Minutes – July 11, 2023

Wakefield Conservation Commission (Commission) – Minutes – July 11, 2023

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

Agent: Rebecca Davis

6/20/23 minutes – Ms. Belmonte made a motion to approve the 6/20/23 minutes.

Ms. McHatton-Ballou made a second to the motion. After polling the Commissioners individually, the motion passed with an abstention from Mr. Luciani.

DEP#313-630 – 9 Woodville Circle – Michael Picardi – public hearing: Notice of Intent for the construction of a garage addition and new paved driveway within the buffer to bank and within the riverfront – John Ogren of Hayes Engineering and the applicant were present. The majority of the lot is within the riverfront area. It is also within the 100-year floodplain. It is currently mainly lawn area. There is an existing driveway to the right of the house with a concrete pad and shed in the rear. The concrete pad will be removed while the existing driveway will remain. There is also a fence on the top of the bank. A culvert chamber will be installed to pick up roof runoff.

Mr. Ogren stated that there would be 2,410 square feet of disturbance within the riverfront area. There will be an increase of 1,575 square feet of disturbed area with a net increase in impervious area of 1,055 square feet. All proposed activities are either within previously disturbed or lawn area. A 28' stream setback variance from the Zoning Board of Appeals (ZBA) will also be required.

Ms. Belmonte asked for clarification as to how the project meets riverfront standards.

Mr. Ogren does not believe that the proposal would affect riverfront habitat function.

Ms. Davis noted that the existing fence was in place for a previous pool. She asked if it could be removed. She added that the existing shed and well were not permitted.

Mr. Picardi stated that the fence would be removed. He added that the well is for irrigation only.

Ms. Davis asked the distance to the wetland at the west property line.

Mr. Ogren stated he would review and report back.

Ms. Belmonte noted that the proposal does not lessen the impact to the wetland resources.

Mr. Ogren stated that he would review removal of some impervious area while also adding vegetation adjacent to the river.

A site visit will be performed 7/18/23 at 7:00PM. This matter was continued to 8/1/23.

DEP#313-622 – 10 Broadway Street – New Creek, LLC – continued public hearing – for the construction of a 124-unit (37,000 square feet) multi-family residential building with appurtenances within buffer to bank – John Ogren of Hayes Engineering was present for the applicants.

Mr. Ogren reviewed how the project would improve riverfront conditions.

- The proposal will move work further from the riverfront than existing.
- 1,285 square feet of impervious area will be converted to a vegetated state.
- The existing paved area adjacent to the bank will be restored to natural state.

Ms. Davis requested that the landscaping plan consist of native plantings.

Mr. Ogren will speak with the landscape architect. An updated landscape plan will be submitted for review at the next meeting.

This matter was continued to 8/1/23.

DEP#313-624 – 572-596 North Avenue – Dana Lopez and Richard Nickerson – continued public hearing – Notice of Intent for the construction of a 36-unit apartment building within buffer to bordering vegetated wetland (BVW) – Mr. Lopez, Chris Sparages, engineer from Williams & Sparages and Attorney Jesse Schomer were present for the applicants

Mr. Schomer noted that a site visit with the applicant's wetland scientist Greg Hochmuth, Ms. Davis and Ms. Vreeland had taken place. Several flag adjustments were made.

Ms. Davis stated that although wetland plants were present in several areas, hydric soils were not. Wetland flags were thereby adjusted. She noted that Wetland series "A" flags were not confirmed. This will be noted on the Order of Conditions. The wetland line has now been confirmed.

Mr. Wendelgass asked the closest distance from proposed work to the wetland.

Mr. Sparages stated it was 7.7'. He added that the applicants have agreed to undertake a knotweed eradication plan from the lot line to the erosion control line.

Ms. Belmonte asked the rationale for building within the 25' buffer.

Mr. Sparages stated the knotweed eradication would be an improvement to the area. He added that this is a Chapter 40B affordable housing project.

Mr. Wendelgass felt that improvements could be made in the rear near the dumpster area.

Mr. Sparages stated that they were willing to move the proposed retaining wall and dumpster in order to achieve a 15' setback. He added that two trees would be planted in that area.

Mr. Miller expressed concern with snow storage.

Mr. Luciani noted that the addition of trees in that area would prevent it from being used for snow storage. He requested that the applicant explore the use of a heated driveway.

The Commission concurred that the proposed retaining wall should remain in the existing location. It was felt that this would be more protective of the wetland.

Ms. Belmonte requested that the applicant submit a count of trees to be removed vs. what is proposed to be planted.

Ms. Davis questioned the rationale for the three proposed depressed planting areas.

Mr. Sparages stated that Town Engineer Bill Renault had requested these for the capture of runoff from the front sidewalks.

This matter was continued to 8/1/23.

DEP#313-629 – 0 Patriot Circle – Stephen Leppo – Abbreviated Notice of Resource area Delineation – public meeting – to confirm approximately 1,755 linear feet of bordering vegetated

Ms. Davis stated that Ms. Vreeland had confirmed the wetland line.

Mr. Luciani made a motion to issue an Order of Resource Area Delineation.

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

4 Confalone Circle – tree removal request – The Commission had requested the presence of the homeowners. They were not in attendance.

Ms. Davis stated that the request calls for the removal of 3 trees at 4 Confalone and 2 at 6 Confalone. The proposed replacement plantings are non-native. She added that the site pictures submitted by the homeowner show new construction within the wetland at #6. Neither the Commission nor the Building Department have issued permits for this work. There is an open file and site photos for this property from 2003. A Certificate of Compliance (COC) needs to be issued before any tree removal can commence. Ms. Davis will request that the homeowners of #6 attend the 8/1/23 meeting. A site visit will also be needed for issuance of the COC.

Mr. Romano requested that Ms. Davis ask if the homeowner had a permit for the fill placed since 2003.

This matter was continued to 8/1/23.

Amended signature authorization – The amended authorization now includes Ms. McHatton-Ballou and Mr. Wendelgass.

Ms. Belmonte made a motion to authorize Ms. Davis to sign documents for the Commission that are issued under the Wetlands Protection Act.

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

Northeast Vocational School – The Department of Environmental Protection has scheduled a site visit for Tuesday 7/25/23 at 9:00AM.

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Open Space and Recreation Plan (OSRP) – An overview of the OSRP update for the Town permitting board members will be presented as an agenda item at the 8/10/23 Environmental Sustainability Meeting. The meeting begins at 7:00. A representative from the Commission's consultant Horsley Witten Group will be present.

Mr. Miller made a motion to adjourn.

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