

Wakefield Conservation Commission Minutes – September 19, 2023

Wakefield Conservation Commission (Commission) – Minutes – September 19, 2023

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

Agent: Rebecca Davis

Absent: Jim Luciani, Haley McHatton-Ballou

8/15/23 minutes – Mr. Wendelgass made motion to approve the 8/15/23 minutes.

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

9/5/23 minutes – Ms. Belmonte made motion to approve the 9/5/23 minutes.

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

DEP#313-631 – 94 Butler Avenue – Department of Public Works – Public hearing: Notice of Intent for the capping of an existing debris area and the construction of a gravel path with the buffer to bordering vegetated wetland (BVW) – This hearing was continued to 10/5/23 at the applicant's request.

DEP#313-632 – 60 Farm Street – Town of Wakefield Permanent Building Committee – Public Hearing: Notice of Intent for the construction of a new high school building, track and field, parking and circulation and utilities within Land Under Water, Inland Bank and the buffer to Bordering Vegetated Wetlands (BVW) – Peter Rebuck, Tom Marini, Erin Prestileo and Megan Collins from SMMA, Joe Bertrand from the Permanent Building Committee, environmental consultant Mary Rimmer and David Capaldo from Bond Construction were present for the applicants.

Ms. Collins stated that the majority of the work would occur within the existing school footprint. The plan calls for the use of porous pavers, native plantings and signage regarding the value of wetland resources. Seven trees will be planted within the 25' buffer. There will also be plantings along the proposed retaining wall. The only other activity within the 25' buffer will be the culvert work.

Mr. Rebuck stated that a new end wall will be constructed near the existing end wall which is adjacent to wetland "A". There would be temporary impact to the wetland which will be repaired after this construction. New wetland resources will be created after completion of the new end wall. Relative to culvert replacement, the Town has hired a consultant who developed the plan. Revised calculations are in the works and will be submitted for review shortly. Outflow from wetland "B" will also need to be redirected. It will be rerouted around the school to connect to the new culvert. The pipe size will be increased from 24" to 36". On-site stormwater is currently untreated. The proposed treatment system is designed to improve water quality and recharge. There will also be a bioretention area and permeable pavement. The remaining paved area on the site will not be permeable. The bioretention area would take flow from the district office parking lot and a small portion of the driveway.

Ms. Belmonte asked the closest point of work to the wetland.

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Mr. Rebuck stated that the proposed retaining wall would be 6' to the wetland. He noted that the existing fence is sited at 1' to the wetland.

Mr. Romano asked how roof runoff would be handled.

Mr. Rebuck stated that it is not being infiltrated. It will be directly piped to the culvert due to space limitations.

Mr. Romano asked if there would be any green roofs. He also asked about snow removal.

Mr. Rebuck stated that the school specifically requested no vegetated roofs. He stated that snow would be plowed to the edges of the roadway. Following large snow events, it would be taken off-site.

Mr. Romano asked about deicing in the parking areas.

Ms. Prestileo stated that they would work with the Town following their recommendations. They will also discuss alternatives to sodium chloride use.

Ms. Davis requested submission of a narrative regarding the culvert relocation, specifically the downstream impacts from the increased culvert size as well as contributing runoff from the entire rooftop.

Ms. Prestileo stated that their hydrocad analysis confirms that the 25-year storm would be captured and that peak runoff would be decreased. A narrative will be submitted to confirm.

Ms. Davis also requested submission of a narrative specifying how the changes would or would not impact wetland resources. She also asked if the reduction in pervious area was a result of the use of the impervious pavers. She expressed concern that this reduction would be diminished once the pavers become clogged.

Ms. Prestileo stated it was. She will review those concerns and report back.

Mr. Romano asked if they had received comments from the Town Engineer.

Ms. Prestileo stated they had not but anticipate they are forthcoming.

Ms. Davis requested a full description of the culvert relocation process.

Mr. Romano asked if there would be an invasive plant removal plan.

Ms. Prestileo stated that would occur only in the limit of work area.

Ms. Collins stated that once invasives are removed, the area would be monitored for 2 years. She noted that they would "do their best" to removal them. Educational signage regarding these invasives will also be installed.

Mr. Romano requested submission of a detailed invasive removal plan.

This matter was continued to 10/3/23.

DEP#313-622 – 10 Broadway Street – New Creek, LLC – Notice of Intent – for the construction of a 124-unit (37,000 square feet) multi-family residential building with appurtenances within buffer to bank – discuss, vote, issue Order of Conditions.

Mr. Romano would like an alternative to sodium chloride used.

Ms. Davis suggested the addition of a condition stating that soil testing would be required prior to application of pesticide or fertilizer in the buffer. Fertilizer could be used during the 1<sup>st</sup> year to establish plants and grass. It would not be allowed thereafter. The initial soil test would be submitted to the Commission for review. Additional fertilizer application would not be allowed beyond the soil test recommendations unless approved by the Commission. There should also be no use of herbicide in jurisdictional areas. Signage should be installed noting the presence of an environmentally sensitive areas. She noted that the addition of this condition would provide the Commission with backing in the event that there is an adverse event. She also suggested a condition that signage be added at the catch basins noting that the area drains directly to the Mill River.

The Commission concurred with these suggestions. They also agreed that there should be no snow storage in the buffer and no use of chloride-based products within the 200' riverfront.

Ms. Belmonte made a motion to issue a standard Order of Conditions with conditions 45-54 remaining in perpetuity.

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

Ms. Belmonte made a second motion to add “runoff drains to river/stream” signage to the supplemental conditions.

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

Mr. Wendelgass made a motion to adjourn.

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