

Wakefield Conservation Commission Minutes – October 17, 2023

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

Agent: Rebecca Davis

Absent: Ms. Belmonte

10/03/23 minutes – Mr. Wendelgass made a motion to approve the 10/03/23 minutes.

Mr. Alepidis made a second to the motion. After polling the Commissioners individually, the motion passed. Mr. Luciani was not present for the vote.

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 12/5/23 at the applicant's request.

DEP#313-632 – 60 Farm Street – Town of Wakefield Permanent Building Committee – Continued 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) – This hearing was continued to 11/8/23 at the applicant's request.

DEP#313-633 – 0 Patriot Circle – Stephen Leppo – continued public hearing: Notice of Intent for the construction of a single-family dwelling and appurtenances within the Buffer to Bordering Vegetated Wetlands (BVW) – Mr. Leppo and Paul Finocchio of PJF Associates were present. An updated site plan and landscaping plan were submitted this evening for review.

Mr. Finocchio stated that the plantings would be placed along the retaining wall as well as at the front of the house. The patio size has also been reduced. A patio drain connected to the subsurface drainage system will also be installed. The subsurface system is sized for the 100-year storm and will capture roof runoff as well.

Paul DiSanto – 25 Heritage Lane – concerned with water impacts on the abutting lots.

Mr. Finocchio stated there would be no impact as there would be no net increase in runoff.

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

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

Order of Conditions

- Condition #38 – no stockpiling within 25' of a resource area.
- Condition #45 – No debris may be placed on the wetland side of the retaining wall.
- Condition #46 – No herbicides, pesticides, fungicides and insecticides may be used within the landscaped beds on the north side of the lot and along the retaining wall.

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- Condition #47 – Fertilizer use is prohibited in the landscaped beds on the north side of the lot and along the retaining wall. In the remainder of the 100' foot buffer, only organic, slow release fertilizer is allowed.
- Conditions #48 and 49 will be deleted.

Ms. McHatton-Ballou made a motion to issue a standard Order of Conditions as amended above.

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

391 Vernon Street - tree removal request – continued to 11/8/23.

November/December meetings – November – 11/8 and 11/21, December – 12/5 and 12/19.

Stormwater standards – Ms. Davis attended a recent stormwater standards seminar presented by DEP.

Mr. Romano felt that it would be beneficial for the Commission as well.

Ms. Davis will arrange an upcoming seminar with the DEP presenters Beals & Thomas.

Wildlife lighting – Mr. Wendelgass researched wildlife friendly lighting. The use of 3,000 Kelvin is generally acceptable.

Mr. Miller made a motion to adjourn.

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