

Wakefield Conservation Commission (Commission) – Minutes – February 6, 2024

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

Agent: Rebecca Davis, Elaine Vreeland

The Commission recognized Ms. Davis's recent resignation. They expressed their deep appreciation for her 16 years of service to the Town of Wakefield.

1/16/24 minutes – Ms. Belmonte made a motion to approve the 1/16/24 minutes.

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

DEP#313-631 – 94 Butler Avenue – Town of Wakefield – this matter was continued to 2/20/24 at the applicant's request

DEP#313-637 – 4 Biggs Court/0 Davey Lane – Sonia & Sean McDonough – public hearing: Notice of Intent for the demolition and removal of existing structures and the construction of a new dwelling, garage, driveway and associated grading within buffer to bordering vegetated wetland (BVW) – John Ogren of Hayes Engineering and the homeowners were present. A revised site plan was submitted for review this evening.

Mr. Ogren stated that the house has been moved 5' closer to Biggs Court. This change would not impact the wetland resource area. A deck has also been added at the rear of the home. The homeowners propose planting one tree and 15 shrubs to mitigate the removal of 6 trees. Landscaping planting will also be installed around the perimeter of the house.

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

Mr. Ogren stated it would be 64'. He added that all existing debris would be removed.

Mr. Miller asked the significance of the existing pipe which runs from an adjacent property to the area of the proposed garage.

Mr. Ogren stated that it may be from a sump pump. He added that any water from this pipe would drain to the rear of the property.

Mr. Luciani does not agree with the use of cultec chambers. He would rather see the water follow its natural course.

Mr. Romano expressed concern that water would run towards the proposed house.

Ms. McDonough stated they would rather not install cultec chambers due to their cost.

Mr. Ogren stated that water from the front could be piped to the rear of the lot. He will submit a revised plan noting the removal of the cultec chambers.

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

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

Setback to wetland resource in perpetual conditions 45 through 49 will be 25’.

Special condition – All existing debris is to be removed.

Mr. Miller made a motion to issue a standard Order of Conditions with above noted setbacks and one special condition.

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

Change of signature approval – Mr. Wendelgass made a motion to authorize Ms. Vreeland signatory authority on the Commission’s behalf for all legal documents under the Wetlands Protection Act.

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

Commission appointments – Mr. Romano will inquire as to whether appointment applications have been received.

Agent position – Ms. Vreeland spoke with Town Administrator Steve Maio regarding coverage of duties. It was stated that Sherri would file legal notices, the Engineering Department would handle walk-ins and Ms. Vreeland would review all filings on Fridays. She was informed that Sherri Dalton was devising an organizational chart.

Ms. Vreeland stated that she had a conversation with Mr. Maio regarding posting for this position. They agreed that the Commission should craft the position description as well as interview candidates.

Ms. Belmonte noted that the Commission is seeking a full-time agent but it is currently only funded at 19 hours.

Ms. Vreeland stated that the position could then begin 7/1/24. This would allow time for the vote from the Finance Committee as well as any action taken at Town Meeting in April.

Mr. Wendelgass made a motion to adjourn.

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

