

Wakefield Conservation Commission Minutes – September 20, 2022

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Attendance: Chairman Jim Luciani, Peter Miller, Ken Alepidis, Paul Wendelgass, Bob Romano; Teresa Belmonte; Silvana Bouhlal

Absent: Haley McHatton-Ballou

Rebecca Davis, Agent

9/6/22 minutes – Mr. Wendelgass made a motion to approve the 9/6/22 minutes.

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

DEP#313-322 – Millbrook Estates Condominiums – stormwater management update – Attorney Ryan Severance was present representing Millbrook Condominium Association. He stated that the vegetation growing over the fence between their property and the neighbors would be removed this week. He added that Peter Ogren of Hayes Engineering, original engineer on the project, is scheduled to visit the site next week. Mr. Ogren will assess the functional status of the storm water basins. An as-built plan will be drawn up and a Certificate of Compliance request will then be submitted. Mr. Severance did not have a timeline for completion of this work.

Mark Gallagher – abutter's grandson – stated that the landscapers were removing the overgrown vegetation from the fence today. He would like to ensure that there would be no further flooding onto his grandfather's property.

DEP#313-168 – 90 Kendrick Road – Request for Certificate of Compliance (COC) – Ms. Vreeland conducted a site visit last week. She stated that the site was stable. A shed and deck have been added, however, she felt that these were minor plan deviations. The homeowners would like to remove and replace the existing deck. They have been instructed to contact Ms. Davis for assistance with a filing for this work. No other issues were noted.

Ms. Bouhlal made a motion to issue the Certificate of Compliance.

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

DEP#313-120 – 2 Anjim Lane – review wetland fill - Henry Qu, homeowner and Libby Wallis, Botanist from Hayes Engineering were present.

Ms. Davis estimated that 2,400 square feet of wetland had been filled. She noted that Mr. Qu contended that by his calculation, total filled area was 1,400 square feet. Ms. Davis stated that her estimate was based on the measurements from the 1989 plan. The only accurate way to determine the exact amount of fill placed would be through a field survey.

Mr. Qu noted that a COC for the subdivision has not been issued.

Ms. Davis stated that there were two separate Orders of Condition (OOC), one for the house lot and one for the subdivision. It was noted that the deed for this property references the OOC for the house.

Mr. Luciani does not feel that restoration to the original bordering vegetated wetland (BVW) line was necessary. He felt that an appropriate line could be negotiated. He suggested vegetating the area at the top of the wall while leaving the remainder of the site as-is.

Mr. Qu stated that he was willing to vegetate the hill behind the shed. He does not believe that that area is wetland.

Mr. Luciani disputed that. He suggested moving the shed in order to re-vegetate that area.

Ms. Davis reminded the Commission that restoration would require pulling fill back to the original wetland line. Replication on the other hand would mean the creation of wetland where it currently does not exist.

She does not believe that replicating the hill adjacent to the shed is a viable replication option, nor is it within the standards outlined in the Wetlands Protection Act (WPA).

Steve McDermod – former homeowner – suggested adding additional plantings along the stone wall.

Ms. Wallis suggested moving the shed 15' closer to Anjim Lane. Plantings and trees could then be added in that area as well as along the pond. She has developed a concept plan that would replicate 1,000 square feet. She will present this at the next meeting.

Mr. Romano also requested that she present a plan that shows the shed moved to the other side of the lot and with the prior shed area re-vegetated.

Mr. Luciani noted that moving the shed to the other side of the lot would provide two areas for replication.

Ms. Belmonte suggested that Ms. Wallis present a replication area between 1,400 and 2,400 square feet.

Ms. Davis pointed out the fact that plantings, per WPA regulations, are not included in replication if the area is not first brought down to the inland wetland standards. She added that an enforcement order needed to be issued in order to perform any site work.

Mr. Qu stated that he wanted to vegetate the hillside closest to Anjim Lane only.

This matter was continued to 10/4/22.

Electronic signatures – The drafted document authorizes Ms. Davis to sign documents on behalf of the Commission. Ms. Belmonte made a motion to accept this document.

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

This document will be signed by the Town Clerk, then recorded at the Registry of Deeds on both the registered and non-registered sides.

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56 Harrison Avenue – tree removal request – Homeowner Jared Kolinek was present. Site photos and an arborist letter from Keith's Tree Service were provided for review. Mr. Kolinek has requested permission to remove three dead/diseased trees. Ms. Vreeland conducted a site visit and endorsed removal. Mr. Kolinek noted that they had planted a magnolia and a spruce tree. Retaining tree snags for all 3 trees is required.

(Mr. Wendelgass exited the meeting.)

Mr. Luciani made a motion to approve the removal of 3 trees, with retention of snags for all three.

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

5 Reynolds Road – tree removal request – Homeowner John Maynard was present. An arborist letter from Keith's Tree service recommending removal was provided for review. Retention of a snag will be required.

Mr. Miller made a motion to approve the tree removal request with retention of a snag.

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

1 Beechtree Circle – tree removal request – Ms. Davis noted that the tree is dead. Retention of a snag will be required.

Mr. Luciani made a motion to approve the removal, with retention of a snag.

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

Ms. Davis suggested providing an information sheet regarding the value of retaining snags.

Inland wetland replication standards – Ms. Davis will provide to the Commission information regarding these guidelines.

Town Day – The Commission can be provided with a table for this event. It will be held on the Common 10/8/22 from 1:00 to 4:00.

Wakefield 101 – Welcome event for new residents. It will be held 10/20/22 from 6:00 to 7:30. Tables are also available.

MBTA housing requirements – Mr. Luciani received a request from Jim Hogan of the Planning Board to discuss these proposed multi-family housing requirements. Areas slated for this regulation are Greenwood and areas adjacent to the North Avenue train station.

Ms. Davis suggested that two issues that could be discussed are storm water management and climate resiliency.

Master Plan – The next topics of discussion by the Master Plan Advisory Group are climate change and transportation.

Proposed vocational school – The applicants will be filing a Notice of Intent shortly.

Mr. Luciani noted that the originally proposed site was abandoned in favor of the current site with associated access road. He would like clarification of why the original location changed. A meeting with the stakeholders was held last week. Mr. Luciani and Ms. Davis attended this meeting with Matt Byrne of BSC Group. Once the applicants file with the Commission Matt Byrne's services will be retained.

Ms. Belmonte made a motion to ratify and confirm Mr. Luciani's signing of the contract to retain Mr. Byrne's services for the above-mentioned stakeholders meeting.

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

Mr. Miller made a motion to adjourn.

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