

Wakefield Conservation Commission – Minutes – September 10, 2020

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Attendance: Chairman Jim Luciani, Vice Chairman Bob Romano; Teresa Belmonte; Peter Miller; Ken Alepidis; Frank Calandra

Elaine Vreeland, Judy Green

DEP#313-582 – Lovis Ave. Ext. – Ms. Belmonte made a motion to accept the additional buffer plantings as a minor modification.

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

8/27/20 minutes – Mr. Luciani made a motion to approve the 8/27/20 minutes.

Ms. Belmonte made a second to the motion. After polling the Commissioners, the motion passed. Mr. Calandra abstained.

DEP#313-592 – 50 Quannapowitt Parkway – TMC 30, LLC – Abbreviated Notice of Resource Area Delineation: continued public hearing – to confirm 11/17/11 wetland delineation approved under Superseding Order of Conditions dated 1/16/13 – Owner representative Mike Manzo, Sr., Attorney Brian McGrail and John Ogren of Hayes Engineering were present.

A site visit with the Commission's consultant Peter Fletcher has been scheduled for 9/16/2020 at 2:30PM. Mr. Fletcher will confirm his previous delineation and will conduct soil sampling.

Mr. McGrail asked if a legal notice of the site visit should be posted.

Ms. Vreeland stated that it was not necessary as no decisions would be made.

This matter was continued to 9/24/20 at 7:00PM.

DEP#313-594 – 102 New Salem Street – Joseph Tavano – Notice of Intent: continued public hearing – remove existing buildings and septic system, construct 1,656 square foot duplex with associated utilities, parking and landscaping within 100' of a wetland and bordering land subject to flooding – John Ogren of Hayes Engineering and the applicant were present. Revised plans were submitted for review this evening. Changes to the plan are as follows:

- Addition of a de-watering station. This will consist of hay bales and silt fence surrounded by crushed stone. The location will be determined in the field, under the direction of the Conservation Agent.
- The length of the proposed driveway has been reduced. The turnaround area has also been eliminated. This will decrease the impervious area by 100 square feet.
- The erosion control line will be extended to the front and side of the property.
- A note has been added to the plan stating that any stockpiling of material would be surrounded by straw wattles.

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Mr. Calandra asked the depth to ground water.

Mr. Ogren stated it was approximately 56’.

Mr. Luciani noted that water in the sump was observed to be at least a few feet down.

Mr. Calandra stated that he has observed water rising to the bottom of the current driveway. He asked how effective de-watering would be and if there is a back-up plan.

Mr. Ogren stated that he had not observed that area to be flooded.

Mr. Calandra stated that a more robust de-watering plan may be needed, depending on the time of year.

Mr. Ogren stated that the size of the de-watering station could be enlarged.

Mr. Tavano stated that the footing, foundation and walls would be dug on three consecutive days. In the past year he has not observed water rising up to the house on New Salem Street.

Mr. Miller questioned why a portion of the wetland is mowed.

Ms. Vreeland stated that as the property was built prior to the Wetlands Protection Act, it can remain. She asked if drywells would be used.

Mr. Ogren stated that the reduction in impervious area addressed that issue.

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

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

The Commission will vote on issuance of an Order of Conditions at their 9/24/20 meeting.

DEP#313-595 – 8 Evangelista Way – Charles and Lauren Donovan – Notice of Intent: public hearing – install in-ground pool within 100’ of a wetland. Paul Finocchio of PJF and Associates, Ralph Sabatino, pool contractor and Mr. Donovan were present.

Mr. Finocchio stated that the bordering vegetated wetland is on the northwest corner of the property, approximately 65’ from the pool.

Mr. Romano asked if there was a slope from the pool to the wetland line.

Mr. Finocchio stated there was a 3’ to 4’ elevation change over the length of the 65’.

Mr. Luciani asked the grade at the pool.

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Mr. Finocchio stated it was 1.5' to 2' around the pool followed by a gradual slope to the wetland.

Mr. Luciani asked if it would be heated.

Mr. Sabatino stated it would be a salt water pool, heated with natural gas. A cartridge filter would be used. Backwashing will not be necessary.

Mr. Luciani asked the increase in impervious surface.

Mr. Finocchio stated it would be 1,200 to 1,500 square feet including the pool and apron.

Mr. Sabatino noted that plantings would be installed at the rear of the pool. The apron will be constructed using pervious pavers.

Mr. Romano asked if excavation would occur in one day.

Mr. Sabatino stated it would not.

Mr. Romano requested that erosion controls be extended on the left side of the house.

Mr. Finocchio noted that two trees would be removed.

Ms. Belmonte questioned why the larger tree needed to be removed.

Mr. Donovan stated that it overhangs the apron of the pool and he is concerned that branches may fall. One had previously fallen on the neighbor's property.

Mr. Luciani asked the distance from the tree to the wetland.

Mr. Finocchio stated it's approximately 15' to 20'.

Ms. Belmonte suggested trimming the branches instead.

Mr. Luciani noted that the tree could be providing canopy to the wetland.

Mr. Romano suggested removal of dead branches only.

Ms. Vreeland will conduct a site visit and take photos of the tree for review at the next meeting.

Mr. Romano asked how much water would be removed from the pool when closing for the season.

Mr. Donovan stated it would be lowered to just below the filter before covering.

Mr. Finocchio asked if the existing stockade fence could be removed now. He will update the plans to note that the tree in question would not be removed.

The Commission had no issue with fence removal.

This matter was continued to 9/24/2020.

375 Water Street – request to add concrete slab to garage – Mr. Vukaj stated that the existing garage floor consists of ½ poured concrete and ½ loose asphalt material. The new concrete area would be approximately 130 cubic feet.

Mr. Luciani asked if the asphalt section would be removed.

Mr. Vukaj stated that the top of the asphalt would be scraped down to create a smooth surface to ensure that the concrete would adhere. No excavation will be undertaken. He noted that the Building Inspector had asked for Commission review prior to his sign-off.

Mr. Romano asked if water currently rises into the garage.

Mr. Vukaj stated that it does not. He added that the basement of the house does not get water either.

Mr. Luciani asked why asphalt layer would not be removed.

Mr. Vukaj stated that the existing loose asphalt would be in lieu of adding a gravel layer beneath the concrete slab.

Mr. Romano asked the depth of the existing asphalt layer and whether it is compacted.

Mr. Vukaj stated that he did not know the depth. He added that the existing asphalt is not compacted.

Mr. Luciani stated that he did not feel that this was a significant amount of storage given the size of the drainage area.

Mr. Calandra does not feel that the addition of the slab would impact flood storage.

The Commission concurred that the concrete slab could be added.

26 Shady Ave. – remediation plan – Ms. Vreeland is attempting to contact the trucking companies that had deposited fill. She will ask for their cooperation in removing the fill back to the previous elevation.

This matter was continued to 9/24/20.

DEP#313-550 – 22 Grandview Avenue – Request for Certificate of Compliance – Ms. Vreeland conducted a site visit today. She noted that the infiltration system has been installed. Additionally, the plantings below the retaining wall are thriving in most areas. She noted that the

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driveway location has been changed. The proposed stone swale has been removed and replaced with a French drain at the edge of the property before the wetland. Ms. Vreeland felt that this was a better plan as the velocity of flow would be reduced prior to reaching the wetland. She recommended issuance of the Certificate.

Mr. Calandra requested that the applicant submit a letter to the Commission memorializing the location of the French drain as well as its benefits as opposed to the stone swale.

Mr. Calandra made a motion to issue a Certificate of Compliance pending receipt of the above noted letter.

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

Ms. Belmonte made a motion to adjourn.

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