

Wakefield Conservation Commission – Minutes – July 23, 2020

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

Recording: Judy Green

The Commission welcomed Youth Council member Ali Atoui.

7/9/20 minutes – Ms. Belmonte made a motion to approve the 7/9/20 minutes.

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

DEP#313-592 – 50 Quannapowitt Parkway – TMC 30, LLC – Abbreviated Notice of Resource Area Delineation: public hearing – to confirm 11/17/11 wetland delineation approved under Superseding Order of Conditions dated 1/16/13 – Owner representatives Mike Manzo, Sr., Mike Manzo, Jr. Attorney Brian McGrail and John Ogren of Hayes Engineering were present. The applicants requested that the Commission reconfirm the 2011 wetland line. Libby Wallis of Hayes Engineering has refreshed the wetland flags.

Mr. Romano asked if they had only re-staked the previous delineation.

Mr. Ogren stated that they had. No changes were made.

Mr. Luciani asked if the delineation included the changes made in 2013 by the Commission's consultant Peter Fletcher.

Mr. Ogren stated that the delineation referenced in the 2013 Superseding Order of Resource Area Delineation was re-confirmed. A new survey was not undertaken. He noted that Ms. Vreeland has not yet confirmed this line.

Mr. Luciani felt that the wetland line should be re-delineated by an outside party. He would also like Town Counsel Tom Mullen to review and discuss the settlement agreement with the Commission.

Mr. Romano concurred.

Mr. Ogren stated that he does not see the benefit of a second delineation as both Libby Wallis from Hayes and Ms. Vreeland reviewed the line in 2011.

Mr. Luciani would like to ensure that the changes made to the wetland line by the Commission's consultant Peter Fletcher were included in the 2011 delineation.

This matter was continued to 8/13/2020 at 7:00PM.

DEP#313-593 – 154 Salem Street – L&L Development – Abbreviated Notice of Resource Area Delineation (ANRAD): public hearing – to confirm 410 feet of bordering vegetated wetland, 751 feet of riverfront and bordering land subject to flooding – Thorsen Akerley, wetland scientist from Williams & Sparages and property representative Nick Leo were present. Mr. Akerley stated that the lot was delineated 4/1/2020. A previous ANRAD was filed in 2009. He noted that the riverfront area had been mechanically dug at some point. The flood plain is present at the rear of the lot. Ms. Vreeland has not yet confirmed the wetland line. It was noted that the 100-year flood elevation shown on the most recent Federal Emergency Management Agency (FEMA) mapping of 59' was assumed to extend down the length of Salem Street. A flood profile was provided showing that the flood elevation at this lot was actually 58'.

Mr. Calandra asked if the entire lot was above elevation 59'.

Mr. Akerley stated that it was.

A site visit was scheduled for 7/29/2020 at 6:00PM.

This matter was continued to 8/13/2020.

611 Salem Street - Request for minor modification – property owner Walderi Lima and John Ogren of Hayes Engineering were present. The proposal calls for the razing and replacement of the current house. The footprint of the new house will include the existing house and deck area. The existing gazebo will be removed. This will be atop a slab foundation.

Mr. Romano asked what the total increase in impervious area would be. He also asked if the infiltration chambers needed to be re-sized.

Mr. Ogren stated it was 420 square feet. He added that they would look at the proposed chamber capacity to ensure the added square footage could be captured. Chambers would be added to the system if that is not the case.

Mr. Calandra requested that the applicant submit the following for the next meeting:

- Revised plan noting increase in impervious area square footage and razing of the gazebo.
- Calculations for proposed infiltration chambers.
- Elevation showing slab on grade.

Mr. Romano asked if the entire garage roof runoff would be captured.

Mr. Ogren stated it would be.

Mr. Lima stated that both the house and garage would have flat roofs.

Mr. Luciani asked if there would be any groundwater issues.

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Mr. Ogren stated that the chambers would be placed above flood elevation.

Mr. Romano asked if there were a chance that de-watering would be necessary during foundation installation.

Mr. Lima stated he did not think there would be. No issues were encountered during construction of the garage.

This matter was continued to 8/13/2020.

26 Shady Avenue – enforcement order update – The homeowner Jon Bean has spoken with Hayes Engineering regarding a wetland restoration plan. He decided not to retain their services. Libby Sabounjian of DEP enforcement instructed the homeowner to contract with a new company and submit a wetland restoration plan immediately. Mr. Bean stated that he was overwhelmed and had not been clear as to the process. He now understands what needs to be done and has spoken with Norse Environmental regarding a restoration plan. Once the plan has been established, a Request for Determination of Applicability will be submitted.

DEP#313-576 – 7 Pheasantwood Drive – Request for Certificate of Compliance – Ms. Vreeland conducted a site visit 7/16/2020. The applicant is 273 feet short of the tree replacement requirement. A check to the Habitat Replacement Fund will be submitted prior to releasing this certificate for recording. No other issues were noted.

Mr. Miller made a motion to issue a full Certificate of Compliance.

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

Mr. Calandra made a motion to adjourn.

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