

Wakefield Conservation Commission – Minutes – August 27, 2020

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

Absent: Frank Calandra

Elaine Vreeland, Judy Green

8/13/20 minutes – Ms. Belmonte made a motion to approve the 8/13/20 minutes.

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

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.

Mr. Ogren stated that Ms. Wallis would attend the site visit.

Ms. Vreeland will coordinate the visit date and time.

DEP#313-582 – Lovis Avenue – discuss adding plantings to buffer – John Ogren of Hayes Engineering was present for the applicants. Mr. Ogren stated that he had met with several abutters regarding adding trees in the buffer on both the abutter's property as well as behind lot #3. The applicants have agreed to install seven 12'-14' arborvitaes just beyond the limit-of-work line. Shrubs and ground cover will also be planted.

Mr. Romano asked if additional soil would be brought in.

Mr. Ogren stated they may have to.

Ms. Belmonte made a motion to approve the additional plantings.

Mr. Calanda made a second to the motion.

After polling, the motion passed unanimously.

Ms. Vreeland will issue a letter noting this approval.

DEP#313-594 – 102 New Salem Street – Joseph Tavano – Notice of Intent: 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. Mr. Ogren stated that all site activity would be outside both the wetland and the 25' no-disturb buffer.

Mr. Romano asked if there would be a full foundation.

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Mr. Tavano stated there would be.

Mr. Luciani asked the elevation of the proposed basement floor.

Mr. Ogren stated it was elevation 58'.

Mr. Romano noted that this elevation is right at the water table.

Mr. Tavano stated that the foundation would be at 59'.

Mr. Miller asked if the flood elevation had changed based on new flood mapping.

Mr. Ogren stated that the flood area had been expanded however the flood elevation remains at 58'.

Mr. Luciani suggested having some precautions in place just in case. He also expressed concern with the elevation of the basement.

Mr. Tavano stated he was amenable to a crawl space instead.

Mr. Ogren stated they would install a hay bale line to ensure no discharge into the wetland. He will add this to the plan.

Mr. Luciani asked what the storage plan would be for stockpiled materials.

Mr. Tavano stated it would be removed from the site if necessary.

Mr. Romano noted that the applicant needed to ensure that no material washes into New Salem Street.

Mr. Ogren stated that they would install hay bales/silt sock or cover materials to ensure no migration.

Mr. Romano asked how roof runoff would be handled.

Mr. Tavano stated he was open to installing drywells.

Mr. Romano noted they could be installed aside the driveway.

Mr. Ogren questioned their effectiveness given the water table. He did not think they would provide much benefit.

Mr. Tavano stated he could decrease the size of the paved driveway to the rear and add grass instead.

Site visit – 8/30/20 at 9:00AM.

26 Shady Avenue – site visit update – Ms. Vreeland provided photos of trucking companies used to deposit fill. These companies bear some responsibility as well. She suggested that the willow stakes be placed along the bank this fall. However, fill and mulch first need to be removed in order to restore the original elevations.

Mr. Luciani felt that there may have been more than 3 truckloads of fill as pictures show fill and mulch.

Mr. Alepidis stated that per aerial photos at least 4 to 5 trees were removed.

Mr. Luciani would like the bark mulch adjacent to the wetland removed first. The remainder of fill could be removed in stages.

Ms. Vreeland will follow-up with the trucking companies to ask for their compliance in removing fill. She will ask that they attend the next meeting to discuss.

Mr. Miller asked if the homeowner was aware he was in violation of the Wetlands Protection Act prior to depositing another load of fill.

Ms. Vreeland stated that she did not think so. A representative of the Department of Environmental Protection was to have contacted the homeowner following the original complaint in February 2020 but did not.

Mr. Romano asked if the materials dredged from the brook should be removed.

Mr. Luciani felt that it should remain and allow to re-vegetate.

Ms. Vreeland stated that the willow stakes would help stabilize the bank. She has also suggested adding a wetland seed mix. He could also plant 5 trees to compensate for what was removed.

Second Street – invasive management – the Commission conducted a site visit last week.

Ms. Vreeland suggested contacting Ann McMenimen to assess invasive management plan.

Mr. Miller made a motion to adjourn.

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