

Wakefield Conservation Commission (Commission) – Minutes – November 21, 2023

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

Agent: Elaine Vreeland

11/8/23 minutes – Ms. Belmonte made a motion to approve the 11/8/23 minutes.

Mr. Wendelgass made a second to the motion. After polling the Commissioners individually, the motion passed. Mr. Luciani and Ms. McHatton-Ballou were not present for the vote. Mr. Alepidis abstained.

DEP#313-634 – 117 New Salem Street – Carol and Richard Hubbard – public hearing: Notice of Intent for the construction of an addition, replacement of a deck, repave driveway, pave a gravel area and associated grading within the buffer to BVW – This matter was continued to 12/5/23 at the applicant's request.

Open Space and Recreation Plan (OSRP) – update – The OSRP committee is currently reviewing the action plan. Any comments are due by 12/1/23. The next public forum will be held January 18, 2024 at 7:00 via Zoom.

DEP#313-613 – 2 Clyde Court – Request for Certificate of Compliance – Ms. Vreeland conducted a recent site visit. No issues were noted.

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

Mr. Alepidis made a second to the motion.

After polling the Commissioners individually, the motion passed. Mr. Luciani was not present for the vote.

391 Vernon Street – tree removal request – the arborist letter has now been received.

Ms. Vreeland suggested shrubs as replication. She will provide to the homeowner a list of appropriate plantings.

Ms. Belmonte made a motion to approve the request.

Mr. Wendelgass made a second to the motion.

After polling the Commissioners individually, the motion passed. Mr. Luciani was not present for the vote.

49 Eunice Circle – tree removal request – Ms. Vreeland conducted a site visit and received a letter from the arborist recommending removal.

Ms. Vreeland recommended shrubs as replication plantings. She will provide to the homeowner a list of appropriate plantings.

Mr. Wendelgass made a motion to approve the request.

Ms. Belmonte made a second to the motion.

After polling the Commissioners individually, the motion passed.

DEP#313-635 – 154 Salem Street – L&L Development LLC – public hearing: Abbreviated Notice of Resource Area Delineation (ANRAD) for approximately 410 linear feet of BVW and 751 linear feet corresponding to Mean Annual High Water – Thor Akerley of Williams & Sparages was present for the applicants.

Ms. Vreeland stated that the wetland line delineation had not yet been confirmed. She and Ms. Davis will conduct a site visit next week. She noted that the plan is however consistent with the plan from 3 years ago.

This matter was continued to 12/5/23.

Bylaw review committee – At their last meeting they reviewed the Open Space Development bylaw. The Town's bylaw review consultant Attorney Mark Bobrowski stated that this bylaw could be moved to the jurisdiction of the Commission if they had in place a wetlands bylaw. He will forward to the Commission information regarding the establishment of a wetland bylaw.

DEP#313-632 – 60 Farm Street – Town of Wakefield Permanent Building Committee – Continued Public Hearing: Notice of Intent for the construction of a new high school building, track and field, parking and circulation and utilities within Land Under Water, Inland Bank and the buffer to Bordering Vegetated Wetlands (BVW) – Peter Rebuck, Dan Clasby and Meghan Collins from SMMA and wetland consultant Mary Rimmer were present for the applicants.

Mr. Rebuck stated that a meeting was held last week with Ms. Davis, Mr. Luciani, Town Engineer Bill Renault and representatives for the applicant. Response to comments from the Engineering Department were also submitted.

Mr. Romano stated that written confirmation from the Engineering Department that all comments had been satisfied would be required.

Mr. Rebuck was unsure if additional feedback would be provided. In regards to use of pervious surface within the buffer he contended that runoff in that location is clean, therefore setback requirement would not apply.

Mr. Romano noted that if pervious surface was used, deicing chemicals would not be allowed.

Mr. Rebuck felt that the Engineering Department agreed that use of pervious surface in this location was more beneficial than asphalt. He noted that pervious asphalt would be used on the walkway. Pervious pavers would be used in gathering areas only.

Mr. Clasby stated that there is well documented use of pervious surface for walkways. It would require occasional vacuuming to ensure functionality. During snow events either shovels or a snow blower would be used. This would be outlined in the Operations and Maintenance Plan.

Ms. Collins stated that the pervious surface would not be in danger of icing. Water moves through the surface instead of sitting on top. Signage would be installed denoting snow storage areas. Facilities Manager Tim O'Brien would be responsible for informing school staff of deicing and snow storage locations and approved standards.

The Commission concurred with the use of pervious pavement.

In response to the Engineering Department's request for additional on-site recharge Mr. Clasby stated that effective infiltration areas based on soil composition and site restraints were outlined. He added that the proposal will add 11,000 cubic feet of recharge. In regards to roof runoff, he noted that there was not a suitable location. This will instead be directed into the culvert.

Ms. McHatton-Ballou asked if natural sports field could be used instead of artificial turf.

Ms. Collins stated that the building committee directed the use of artificial turf.

Mr. Clasby pointed out that the temporary disturbance at the end wall discharge for the culvert would be increased. This will allow for the removal of the existing stilling basin which currently collects sediment buildup. A reinforced stone wall will be added. The basin will be filled in and planted with pollinator-friendly plants, two trees and wetland tolerant plants. A wetland seed mix will also be used.

Ms. Rimmer stated that this entire area would become bordering vegetated wetland.

The Commission had no issues with the proposed culvert work.

Mr. Rebuck noted that comments from the Department of Environmental Protection for the most part overlapped with those of the Engineering Department. He noted that separation of ground water was flagged. As a result, the requested mounding analysis was performed.

This matter was continued to 12/5/23.

Ms. Belmonte made a motion to adjourn.

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