

Wakefield Conservation Commission (Commission) – Minutes – December 5, 2023

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

Agent: Rebecca Davis

11/21/23 minutes – Ms. Belmonte made a motion to approve the 11/21/23 minutes.

Mr. Alepidis made a second to the motion. After polling the Commissioners individually, the motion passed. Ms. McHatton-Ballou was not present for the vote.

DEP#313-636 – 71 Kendrick Rd – Michael Leach – Public Hearing: Notice of Intent for the construction of an addition and deck within the buffer to bordering vegetated wetland (BVW) – Mrs. Leach and John Ogren of Hayes Engineering were present for the applicants.

Mr. Ogren stated that the wetland is to the East of the house. There is a steep slope to the wetland. The entire lot is within the 100' buffer. The proposal calls for the construction of a 16'x16' addition and attached deck at the side of the home. A porch will also be added at the front of the house. No grade changes are proposed. The work will occur in the area of the existing deck and a portion of the existing driveway. The deck would be the closest point of work to the wetland. It was noted that in 1992 the Commission issued a partial Certificate of Compliance (COC).

Ms. Belmonte asked if required replication in the existing Order of Conditions had been completed.

Ms. Ogren stated that he could not find a COC for that work.

The Commission will follow-up with Ms. Vreeland regarding the status of this work.

Ms. Davis will review the original filing for the property and report back at the next Commission meeting.

Mr. Ogren stated that he would submit an overlay plan at the next meeting to show the original delineation compared to present.

Mr. Alepidis asked, relative to the concrete wall side of the lot, if the soil could bear the addition or if excavation would be required.

Mr. Ogren stated that excavation would be required for the basement.

Ms. McHatton-Ballou asked if the deck could be moved outside of the 25' wetland buffer.

Mr. Ogren stated that was not possible due to parking needs.

The Commission will conduct a site visit 12/10/23 at 9:00AM.

This matter was continued to 12/19/23.

DEP#313-635 – 154 Salem Street – L&L Development LLC – continued 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.

Mr. Akerley and Ms. Davis conducted a site visit last week. The wetland line was confirmed.

Ms. Belmonte made a motion to issue an Order of Resource Area Delineation.

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

Eagle Scout project – Mr. Miller made a motion to approve project costs.

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

The Commission will issue a letter expressing their thanks for this work as well as their support for the elevation of Mr. Nerden to Eagle Scout.

0 Patriot Circle – tree removal request – the homeowner is concerned for the viability of the tree during construction of the retaining wall.

Mr. Luciani made a motion to allow this removal with replication.

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

DEP#313-634 – 117 New Salem Street – Carol and Richard Hubbard – continued 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. The homeowners and Maureen Herald from Norse Environmental was present.

Ms. Herald provided the building permit history for structures on this property. She noted that the homeowner was not aware of associated wetland permitting requirements. A Streamstats analysis determined that the stream on this site is intermittent. She requested that the Commission allow the existing structures.

Mr. Wendelgass asked if the concrete patio was located within the buffer.

Ms. Herald stated that a portion was.

Ms. Davis suggested that the Order of Conditions should consider all areas that have not been permitted. Mitigation should be reviewed.

Ms. Herald stated they were willing to install native plantings as well as posts demarcating the wetland to avoid future encroachment.

Mr. Miller expressed concern with pool drainage into the wetland. He felt that the driveway area closest to the wetland could be reduced. Plantings could be added in that space.

Ms. Herald will review pulling back the driveway, possible plantings and permanent demarcation of the wetland.

Ms. Belmonte felt that the demarcation needed to be more than signage. She felt that a barrier to access was needed.

Mr. Luciani suggested demarcation bounds that a driven into the ground.

Ms. Belmonte would like the demarcation as close to the 25' buffer line as possible.

Mr. Miller noted that the lawn area to the rear of the home could also be used for planting.

This matter was continued to 12/19/23.

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, Erin Prestileo and Meghan Collins from SMMA and wetland consultant Mary Rimmer were present for the applicants. Submitted this evening was a letter from the Town Engineering Department noting that all outstanding issues were resolved.

Ms. Belmonte made a motion to close the public hearing.

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

Recommended special conditions from the Town Engineering Department:

- Soil conditions to be verified by the Town Engineer.
- As-built plans are to be in CAD and PDF form.
- An on-site environmental monitor will be required.

Ms. Davis suggested review of drains that outlet to the culvert and stream, snow deicing and snow storage areas.

Ms. Prestileo stated that there would be no snow nor landscape debris stored within 100' of the wetland.

Ms. Collins stated that the State requires filing and approval of a pesticide plan.

Mr. Rebuck noted that all insecticides in the Operations and Maintenance Plan are organic.

Mr. Romano stated that no chloride deicers should be used.

Ms. Davis will draft conditions for review and approval at the 12/19/23 meeting.

Wetland bylaw – The Commission will discuss adoption of a wetland bylaw at their 1/9/24 meeting.

Conservation Agent hours – The Commission will ask for time on the 1/8/24 Town Council meeting in order to advocate for additional hours.

Stormwater training – There will be a hybrid stormwater regulations training session 12/13/23 at 7:00PM. The presentation will be given by representatives of Beals & Thomas.

Mr. Miller made a motion to adjourn.

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