



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
October 26th, 2021 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00pm

Attendance: Matt Lowry, Bill Spaulding, Megan Menesale, Theo Noell, Jim Hogan, Erin Kokinda
Clerk: Susan Auld

ITEM 2 | Approval of Minutes – October 12, 2021

Vote anticipated

Motion to accept minutes by Theo Noell, Second by Jim Hogan

Motion passed 5 -0-0 by a roll call vote

ITEM 6 | Master Planning – Advisory Group Review - 7:02pm-7:11pm (moved up)

Erin Kokinda gave an overview. Comments by general public on website. Vision 2030 is a foundation for the Master Plan. 25 member diverse advisory group, 4 group meetings will be open to the public. The 25 members will be notified after this meeting and those that were not chosen we would still like you to be involved in the process.

Matt Lowry explained the process of picking the advisory group.

Bill Spaulding enjoyed the process and getting to know the applicant's backgrounds.

ITEM 5 | Hickory Hill Rd – ANR Plan – 7:11pm-7:19pm (moved up)

Atty Brian McGrail representing the applicant for 1 Hickory Hill Rd. John Ogren, Hayes Engineering 603 Salem St, Wakefield, MA also present.

Motion to Recommend provisional endorsement by Bill Spaulding 1 Hickory Hill plans dated 10/14/21.

Second Jim Hogan

Roll call vote 5-0-0

Motion for the Chair to sign application on behalf of the Board by Bill Spaulding, Second by Jim Hogan

Roll call vote 5-0-0

ITEM 3 | Public Hearing - Stark Ave – Definitive Subdivision Plan – 7:19pm-8:23pm

*Atty Jill Mann – Mann & Mann 191 South Main St. Middleton, MA – representing P&G Utilities LLC. Seeking approval to improve an extension of Stark Ave. (3 independent lots)

*Matt Lowry shared the letter from the Engineering Dept – dept is missing information specifically the drainage report. Truck turning radius

*Jim Hogan – question regarding the conservation commission/low impact development/run off

*Peter Blaisdell – explained the low impact development/topography – shared the topographic plans Will meet with Engineering Dept. and complete each waivers (31)

*Bill Spaulding – is there a resource the Board can look at regarding the LID. Is there a guide you are following specifically? Is there a case study or project we can compare to? Peter Blaisdell – we are



following MassDEP stormwater management policy. Mr. Blaisdell will look into other projects and forward info.

*Truck turning radius – 25ft radius – during snowstorm and multiple trucks turning daily. Will look into how large of a vehicle can turn at the cul-de-sac. If a full cul-de-sac is added and all the additional pavement the low impact development goes out the window. Mr. Lowry believes the gravel portion of the road will be ripped apart quickly with all the trucks on the road daily and needs to be looked at.

*Theo Noell – is there any issue with the far edge of the road hitting that 25ft buffer? Eastern most point of the road. Matt Lowry - There's a wall there and if it isn't sufficient enough trucks will be turning into the gravel infiltration trench and snow will be piling up because it's a dead end – there is a lot going on at the end. Ms. Mann responded that hopefully the snow would be plowed to the end beyond the cul-de-sac.

PUBLIC COMMENTS 7:55-8:23pm

*Mary Anne Power – 49 Stark Ave – concerns on the turnaround as vehicles already turnaround in her driveway – not continuing to the existing turnaround.

*Bronwyn Della Volpe – 8 Cyrus St – wanted to see the plans larger – questioned where last existing houses were, existing and proposed turnaround, Molly Cir., trees and drainage.

*Chair Matt Lowry asked about the trees that would be saved/how many? It is required to locate and show the trees to be saved. Concerns with the trees to remain when there's a 10ft retaining wall shown.

*Kristen Kelley-Hartz - 46 Stark Ave – any consideration with cars being parked on the new turnabout when an emergency vehicle or any other vehicle would need to turnaround? This is the longest dead-end street in town and very narrow. This is already a public safety issue and compounded in the winter. Where will preparations/staging and removal be for this project? How many trucks will be going up and down the street during construction? Believes this is traffic flow issue and safety hazard. Any consideration to the weight of the trucks and the wear and tear on the street? Would repairs be done to road if damaged?

*Chair Matt Lowry asked how will you be getting an excavator to this area? Questioned temporary turnaround? Will there be any blasting? When will you be filing with Conservation Committee?

*Jill Mann – setting up a meeting with Engineering regarding LID then will set a meeting with ConComm.

Continue Public Hearing to December 14, 2021 at 7:15pm

ITEM 4 | Public Hearing - Citizens Petition Repeal Zoning Bylaw Section 190-31(H) - 8:23pm-9:23pm

*Mr. Luu – went over the current bylaw and his issues. Atty Philip Posner and Jim Luciani spoke on behalf of Mr. Luu.

*Matt Lowry – why was this section of the code added and when? Mr. Luu found that it was added sometime between 1975-1988.

*Theo Noell asked what costs are incurred – conservation total of \$5550 and ZBA varied costs if using an attorney/engineer or representing themselves. In Mr. Luu's case the ZBA differed to Conservation Committee letter of recommendation.

*Bill Spaulding – eager to assist Mr. Luu but is concerned that this could fail at TM Nov. 6th and then couldn't bring up again for 2 years.

Jim Hogan – more inclined to recommend after hearing testimony from 2 people that have served on Conservation Committee.

*Megan Menesale/Theo Noell – need more information as to why this Bylaw was put in place to begin with, gather more info and continue

PUBLIC COMMENT 9:05-9:10PM

*Bronwyn Della-Volpe – 8 Cyrus St – what is this bylaw preventing Mr Luu from doing and where? Mr. Luu said this Bylaw is not preventing him, he can go to ZBA for another variance. He feels this is an unfair Bylaw and has caused him personal harm. Ms. Della-Volpe asked if this Bylaw was preventing Mr. Luu from building something? Mr. Luu is looking to build a small house. The address is Cherry Lane. Ms. Della-Volpe has the understanding that the Town has this listed as an unbuildable lot. Are stricter regulations in place that supersedes the 50ft. It's the Wetlands Protective Act that's stricter. Believes more information and better research be done on this as Bylaws don't just get rewritten

No further public comment

The Board would like more information as to why this was put in place to begin with and is concerned that this Bylaw is applied to projects unfairly and inconsistently.

Continue Public Hearing to January 25, 2022 at 7:15pm

ITEM 7 | Items Not Anticipated by Chair 9:23pm-9:50pm

Chair Matt Lowry spoke regarding the request to submit a report to TC

- Rules and regulations regarding ANR to be updated
- Subdivision updates

Theo Noell – housing forum was fantastic and great job at TC meeting by Matt. Agenda item for next meeting Nov. 9 - questions for lake zoning.

Mr. Luciani – Board Member Conservation Commission – wondering if the Boards could work together on projects.

Jim Hogan – housing forum successful – would like to have another one. Master Planning process very important for us.

Erin Kokinda – MAPC/Advisory Group timeline

ITEM 8 | Adjournment

Motion to adjourn by Theo Noell

Second by Jim Hogan

Adjourned at 9:50pm

Motion passed 5-0-0 by a roll call vote

NOTES | NEXT MEETING TUESDAY NOVEMBER 9, 2021

Stark Avenue Definitive Plan filed on August 17, 2021, and the Public Hearing opened August 24, 2021. Planning Board's deadline to file a decision is prior to December 30, 2021 (135 days)