



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
April 12th, 2022 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00pm

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

ITEM 2 | Approval of Minutes – March 8, 22, 30, 2022

Motion to accept minutes for March 8 by Bill Spaulding, Second by Theo Noell

Motion passed 5-0 by a roll call vote

Motion to accept minutes for March 22 by Bill Spaulding, Second by Theo Noell

Motion passed 4-0-1 by a roll call vote

Motion to accept site visit minutes for March 30 by Bill Spaulding, Second by Matt Lowry

Motion passed 2-0-3 by a roll call vote

ITEM 3 | Public Hearing - Stark Ave – Definitive Subdivision Plan - 7:05pm-8:23pm

Peter Blaisdell – P&G Utilities – spoke about site visit with ConComm and neighbors and updates on field work. Updates will be sent on requested changes and details, retaining walls on site, trees, easements.

There needs to be another solution for trees in the easements. There will be no tree easement.

Discussion regarding the “bee” tree, which is in the right of way, and relocating the bees. Erin Kokinda has serious concerns with how the proposed house on the north side goes up to the 25ft buffer. Bill Spaulding - To what extent will this plan reduce the storm water drainage in this area? Not comfortable how the house on the north side will sit. Is there a plan to eliminate the house on the north side to allow a full turn cul-de-sac and only allow the 2 houses on the south side? Discussion regarding low impact development of 2 houses instead of 3. 7:50pm Chair Matt Lowry heard on site walk – 1) the trash truck has to back up the street for collection, current turn around is inadequate. Doesn't see this project as an improvement. 2) drainage, infiltration to be properly maintained.

PUBLIC COMMENT

7:57pm-8:07 Peter Blaisdell asked Mr. Howe if he wanted the catch basin to remain or be removed from in front of his property – Mr. Howe does not want any catch basin removed. He wants it working as well as now or better. Peter Blaisdell explained catch basin and will speak to the Engineering Dept.

Ivy Bourque – 10 Molly Circle – attended site visit. Would like to confirm that the trash truck backs up the entire street on trash day. If this is approved is there any blasting? damage done to homes, concerned about runoff, water and damage to my home and foundation? Peter Blaisdell - There would be a pre-blast survey, homes are inspected 300ft of blasting. Atty Jill Mann explained further that the blasting is controlled and the fire dept oversees.



Chair Matt Lowry inquired - Everything excavated will be removed? How many truck loads? How much blasting would be done? How many houses are within 300ft of this site, south side development? (approx. 7 houses) Final plans, comments from Engineering, vote on waivers
Public Hearing continued to May 10, 2022 at 7:05pm

ITEM 4 | Discuss Procedures for Changing Street Names 8:24pm-9:01pm

Chair Matt Lowry presented and Board discussed an application that would need to be filled out for changing a street name as a first step and process.

ITEM 5 | Discuss Revision of Subdivision Rules and Regulations

Discuss at future meeting

ITEM 6 | Items Not Anticipated by Chair

Matt Lowry – submittal for 356 Lowell St – drive thru eliminate no further comments to ZBA. Attended discussion group for Master Plan. Megan happy with removal of drive thru, parking, curbing, snow removal.

Theo Noell – reminder to residents to do survey for Master Plan. Video will be posted to website. Would like Master Plan steps to be a future agenda item.

Bill Spaulding – safe streets Wakefield website (safestreetswakefield.com) coming soon

ITEM 7 | Adjournment

Motion to adjourn by Jim Hogan

Second by Bill Spaulding

Adjourned at 9:16pm

Motion passed 5-0 by a roll call vote

Notes | NEXT SCHEDULED MEETING TUESDAY MAY 10, 2022

Stark Avenue Definitive Plan filed on August 17, 2021, and the Public Hearing opened August 24, 2021. The applicant requested an extension for approval on December 14, 2021 and on March 8, 2022. The Planning Board's deadline for approval of this project is June 1, 2022.