



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

November 10th, 2020 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/89714152156?pwd=SDRJMVhLbnBFckFUUmpNDJKdOFPZz09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:03PM

Attendance: Bill Spaulding, Matt Lowry, Bill D'Amore, Megan Menesale, Susan Auld

ITEM 2 | Approval of Minutes – October 27, 2020

Motion by Matt Lowry to accept Oct 27 minutes as presented

Second by Megan Menesale

All in favor

ITEM 3 | Preliminary Subdivision Plan: 50 Quannapowitt Parkway

Atty Brian McGrail presented with John Ogren Hayes Engineering.

Questions and Comments from the Board

*Bill Spaulding – wondering if easements were an issue? - no

*Matt Lowry - Wetlands – litigation with DEP on wetland location – it expired with the conservation commission after 3 years. Unresolved issue will be reviewed with conservation commission when plan is developed.

Water quality control for drainage? Yes, possibly controlled with a swale.

Potential buildings to be built on this property? Nothing proposed yet per Atty McGrail.

Open Comments/Questions from the Public

*Bronwyn Della Volpe – 8 Cyrus St – how do you subdivide if you don't know what is going on property?

Very common to subdivide property without plans. The dimensions meet the subdivision State regulations.

*Robert Mitchell – 6 Spaulding St – 100ft buffer zone from what? Mr. Ogren responded - it has to do with the drainage easement between the 2 properties.

PDF plans will be put on website

Continue to Agenda on Nov. 17, 2020

ITEM 4 | Preliminary Subdivision Plan: 200 Quannapowitt Parkway

Atty Brian McGrail representing the owners with Peter Tam. Tim Williams, Allan Major presented.

*Divide into 3 separate lots: 14acres, 3.4acres, 5.99 acres – road and right of way .50 acre

*Subdivision road – within paved surfaces. *cul-de-sac extended to connect to 100 Quannapowitt Parkway access road



Questions and Comments from the Board

*Matt Lowry – is water and sewer service at enough capacity? Water is being evaluated between neighboring town. Wetlands – litigation with DEP on wetland location – it expired with the conservation commission after 3 years. Unresolved issue will be reviewed with conservation commission when plan is developed.

*Bill D'Amore – water system adequate for fire pumps and sprinklers? This will be vetted out during the process.

*Bill Spaulding – drainage into the lake? Road salt? Storm water will be reviewed with conservation commission.

Open Comments/Questions from the Public

*Robert Mitchell – 6 Spaulding St – questions about utilities and gas lines. Met with WMGLD indicated no issues connecting to gas lines.

PDF plans will be on website

Continue to Agenda on Nov. 17, 2020

ITEM 5 | Preliminary Subdivision Plan: 591, 595, 599 and 607 North Avenue

Atty Brian McGrail presented with John Ogren Hayes Engineering.

Questions and Comments from the Board

*Bill Spaulding – are there underground culverts that come into this space from North Ave around Willard Rd. Yes from across the street on North Ave.

Open Comments/Questions from the Public

*Robert Mitchell – 6 Spaulding St – berm area – where does the town land end and easement meet? End of Willard Rd

*Chris Hickey – 9 Linda Rd – is the hotel part of this plan? Atty McGrail - Yes it is.

PDF plans will be on website

Continue to Agenda on Nov. 17, 2020

ITEM 6 | Review ZBA's ruling on Cherry Lane variance

*Matt Lowry – recused himself from this agenda item.

*Mr. Nghi Luu's request for variance was approved from ZBA and then rescinded. Brought in front of the Planning board to see if the 2 years waiting period would be lifted

*Megan Menesale – 3 variances to 1 variance? - Mr. Luu wanted to simplify the house plans.

*Bill D'Amore – Mr. Luu made some bad choices and doesn't think he should be given permission before the 2 year allowance.

*Bill Spaulding – using a new engineer/surveyor to create new plans? Yes and has new plan with 1 variance request

Motion to make a decision - o Cherry Lane and the right for Mr. Luu for applying to ZBA for variance before the 2 year wait.

So moved by Megan Menesale

Second by Bill D'Amore

2 for/1 against/1 recused

Vote in Mr. Luu's favor
Motion passed

ITEM 7 | Items Not Anticipated by Chair

Schedule future meetings:

December 8 and 22, 2020 – will vote on Nov. 17, 2020

January 12 and 26, 2021 – will vote on at a later date.

Bill Spaulding – hearing for FOLQ on Nov. 17 2020

No meeting Nov. 24.

Recapped Town Meeting

Site walk of 107 Prospect St – 2 damaged trees to be removed by developer at the request of abutter.

*Bronwyn DellaVolpe – 8 Cyrus St. will trees be replaced? No they will not. When will minutes be put up on the website? Videos can also be seen through WCAT.

ITEM 8 | Adjournment

Motioned by: Matt Lowry

Second by: Megan Menesale

Adjourned at 8:37pm

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