

February 26, 2019  
Planning Board  
One Lafayette Street  
Wakefield, MA 01880

Upon notice duly given the regularly scheduled meeting of the planning board of the town of Wakefield was called to order by Vice Chairman Matthew Lowry at 7:03 p.m.

Members present: Matthew Lowry, William D'Amore and Christopher Fowlie

Also present: Linda Donaldson / clerk

1. Minutes of the previous meeting / January 22, 2019

The minutes of January 22, 2019 were tabled to the next meeting.

2. 7:00 p.m. Public hearing: Clyde Court – 107 Prospect Street

This hearing was continued to the March 12, 2019 meeting and Atty McGrail said that he had notified the abutters in this regard.

3. 7:00 p.m. Public hearing: Wildwood Street & 7 Glendale Avenue

This hearing was continued to the March 12, 2019 meeting

4. Preliminary plan: 0 Forest Street/Lovis Avenue, TM#22-064-18B

Atty McGrail was present along with Warren Tolman who is an investor in the project.

John Ogren of Hayes Engineering was present also and presented the preliminary plan to refresh board members' memory of the project. This plan is to get feedback from the board to continue with a definitive plan which would be brought before the board in the more formal setting.

Mr. Ogren said that what was last discussed was to extend Lotus Avenue 360' to where it would hit the property line, creating frontage for the three existing homes. There is an issue with connecting to the water so they're providing wells for these lots and each home would have a grinder reduction pump. The plan shows a 40' wide right of way with a sidewalk on one side of the street; and it was pointed out that the existing streets have no sidewalks. The total length of the dead end is 1,100' from the intersection of Lotus and Fellsmere.

Atty McGrail said that an 800' right of way is allowed provided the homes are sprinkled and a 600' allowance without sprinklers.

Mr. Fowlie said that the sprinklers would take care of their not being a hydrant and/or water access to the property. In cases like this the fire chief would require the houses to be sprinkled.

Atty McGrail said that a fire truck has nowhere to go at the end of this street and an ambulance cannot turn around either; and they're considering installing reservoir water tanks in each building.

Atty McGrail said that he dealt with the fire chief in an exact same situation on Druid Hill. He pointed out that the lots across the street are three a.n.r. plans that the board had no choice with endorsing and he passed out some conditions on these a.n.r. lots that the board worked out with Mr. Caruso.

Mr. Lowry wants to make sure that these houses have all the options for whatever services anybody else in town is entitled to. He wouldn't be in favor of this if the houses are not provided with all of the services other residences in town are provided. Also he would not be in favor of putting the tank under a house.

A woman in the audience said that her parents own the property now and her and her husband were asked to come to the meeting.

Atty McGrail asked if the board would like him to talk to the fire chief before moving forward and come back with the preliminary plan with the chief's thoughts on this. He will also find out about snow removal, 911 calls, etc., from the chief. Also if the three a.n.r.'s across the street get held up he may consider doing the road as the owner of those lots was going to construct it.

Atty McGrail would like to be on the March 12, 2019 agenda.

Atty McGrail will talk to Mr. Caruso about the width of the road that they intend to construct and even if they have to contribute to some extent, they would contribute to the construction of the road.

Mr. Lowry said that he is usually for sidewalks but up here he doesn't think even one sidewalk is needed.

#### 5B. Comments: planning board members

Mr. Lowry said that he went to the first Main Street Rehab Project meeting which was first scheduled for the same night as our planning board meeting (cancelled due to snow) and this makes no sense because the planning board should be at these meetings. The next couple of those meetings are scheduled for the same night as the planning board meets as well.

The members who were present took with them the z.b.a. packets to review.

## 6. Adjournment

A motion was made by Mr. Fowlie, seconded by Mr. D'Amore, to adjourn the meeting at 7:35 p.m.

VOTED: Unanimously in favor

Respectfully submitted,

Linda J. Donaldson, Clerk