

March 12, 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 Chairman William Spaulding at 7:03 p.m.

Members present: William Spaulding, Paul Semenza, Matthew Lowry and Christopher Fowlie

Also present: Paul Reavis / town planner and Linda Donaldson / clerk

1. Minutes of the previous meetings: January 22<sup>nd</sup> and February 26<sup>th</sup>

A motion was made by Mr. Lowry, seconded by Mr. Fowlie, to accept the minutes of the *February 26, 2019* meeting as written.

VOTED: Mr. Lowry and Mr. Fowlie in favor

ABSTAINED: Mr. Spaulding and Mr. Semenza

A motion was made by Mr. Lowry, seconded by Mr. Fowlie, to accept the minutes of the *January 22, 2019* meeting as written.

VOTED: Mr. Lowry, Mr. Fowlie and Mr. Spaulding in favor

ABSTAINED: Mr. Semenza

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

Atty McGrail was present and said that he's requesting to bump this hearing up as the town engineer had some issues with the drainage and had just finished reviewing and writing a report. He saw some issues on volume so Mr. Sullivan, Mr. Finnochio and himself will be meeting with the town engineer this Thursday, March 14<sup>th</sup> at 5PM. Mr. Renault is going to do a mutual review with the conservation commission and planning board so Atty McGrail asked Elaine Vreeland to also attend the meeting on Thursday. Mr. Renault wants to make sure that the drainage design will not cause the wetlands to dry out.

Atty McGrail has a working relationship with some of the neighbors so he let one of them know that this would not be going tonight. He requested to be back at the planning board's meeting on March 26<sup>th</sup>.

3. Public hearing: Wildwood Street / 7 Glendale Avenue

John Ogren of Hayes Engineering was present along with Atty McGrail who refreshed the board's memory of the elderly couple who owns this property with the variance which they lost because it lapsed. They came before the planning board to re-establish the lot in the back.

Mr. Ogren has a full drainage report that they will submit to the town engineer and they'll be giving the same thing to the z.b.a tomorrow night. Atty McGrail passed out plans to board members at this time and said that the z.b.a. is at a standstill as they're waiting on the drainage as well.

Mr. Ogren said that there were a couple of things that have changed from the previous plan that the board saw, i.e. a house was added, sewer and electric was added and they did test holes to look at the soils and groundwater. The soil is considered an *A soil* which is a well draining soil.

Mr. Ogren said that they encountered groundwater about 8'8" down so they're proposing a catch basin at the beginning of the proposed street and the roadway is designed with a crown in the middle. There will be a bituminous concrete berm along the edge. Fifteen infiltration chambers are proposed and another manhole that would be built along the existing drain pipe on Glendale Avenue.

Mr. Ogren presented a map of the watersheds and pointed out how they discharge from the properties. In the summary he prepared there's a table showing what sheds off the site which isn't much because of the *A soil* and they're decreasing the volume amount coming off the site.

Mr. Ogren said that the town may want to think about a head wall around the inlet pipe that leads down to Ware Street as there's erosion all around it and this summarizes the changes that have been made to the plan. The town engineer will receive all of this tomorrow when they review it with him.

It was noted that this is a definitive subdivision because they need a waiver on the frontage requirement from the planning board and the z.b.a. Lot #7 will require variances as well.

Mr. Lowry questioned if they would put a limit of work line on the plan so the board will know how far the tree clearing, etc., will go.

The lot is very narrow so it will require a rear yard variance as well. The shape of the house can be changed but the square footage of the building cannot be changed.

Mr. Fowlie would like to see a trench restoration using 4 to 4.5" of gravel and dense grade crushed stone for more stability.

Mr. Ogren said that he would mark out specifically how far beyond the property they will cut. Also, in a trench restoration there's a good chance that the structure they're putting in will be an 8' or a 10'.

Atty McGrail has a concern with the curbing because the people that abut this have rights to this area where the curbing is proposed.

Mr. Reavis said that it's a private way with public access.

Atty McGrail said that they can't just block the abutters' rights off to use this, as they may want to cut it open to get a driveway in there.

A general discussion ensued on various instances that could occur, etc., and Mr. Ogren said that basically they're trying to limit disturbances.

Mr. Spaulding read from the rules & regulations booklet and said that they're going beyond what is needed for them to do.

Atty McGrail will discuss with the town engineer who would be plowing this road as well as trash pick-up and he noted that they haven't looked into the electric as yet and will get back to the board regarding underground or pole utilities.

Mr. Lowry recommended that they pull sheet #2 out and instead submit four sheets; and one separate sheet (*sheet #2*) so there's no confusion. He suggested presenting the land court subdivision plan as a separate sheet.

Mr. Semenza asked if there would be a restriction on lot #2 until all of this is done.

Atty McGrail replied that there would not be a restriction on the lot but possibly a restriction upon building on it until the work is done. There will need to be surety on this also. He said that they will not be back in two weeks on this one and he'll submit an extension letter until the end of May for this subdivision as well as one for Clyde Court.

After reviewing the calendar for April and concluding that there's a conflict with the Main Street Vision meeting on the 9<sup>th</sup> and election day on the 23<sup>rd</sup> that there would not be a planning board meeting in April this hearing will be continued to the first meeting in May.

Atty McGrail revised his continuation letter to June 30, 2019.

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

Atty McGrail went to see the fire chief on this and his recommendation is for sprinkled buildings.

A question arose about how the sprinklers would work if the power went out.

Mr. Ogren said that a 50' radius cul de sac is showing on the plan and waiving the sidewalk was discussed at the last meeting.

Consensus is that the board is open to this as long as it's following the subdivision guidelines and feedback from the fire chief and working with the conservation commission regarding the wetlands.

#### 5. Return of surety: 181 Salem Street

Atty McGrail said that the order of conditions has been completed by the owner. The house out back is #181 and the house in front is #183 and he is going to find out if the town will plow this driveway. He requested that this item be on the March 26<sup>th</sup> agenda for the release of surety.

#### (Off the agenda) / Gates Lane

A couple of releases for the board to sign regarding the release of surety for Gates Lane were presented by Atty McGrail and the board signed the paperwork.

#### 6. Annual Report

The board added the rules & regulations revisions into the report and Mr. Semenza made some notes on the draft that will help Mr. Reavis on the final submittal.

#### 7B. Comments: planning board members

Mr. Spaulding said that he would like to try and figure out a way to make the town more walkable by connecting nodes of the town and walkable routes to Greenwood, etc. It was discussed at the focus group, i.e., how wide Main Street is where the rail trail goes by the Galvin School and it's difficult for drivers to know which lane to be in. A wide island structure in this area had been mentioned.

Mr. Semenza departed the meeting at 8:45 p.m.

Mr. Reavis said that all of this will be presented at the next focus meeting.

#### 8. Adjournment

The writer of these minutes was dismissed at 8:55 p.m.

Respectfully submitted,

Linda J. Donaldson, Clerk