

May 28, 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 7:07 p.m.

Members present: William Spaulding, Mathew Lowry and William D'Amore

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

1. Annual Elections: Chairperson and Vice-Chairperson

This item was tabled until a full board is present.

2. Minutes of the previous meeting: May 14, 2019

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to accept the minutes of May 28, 2019 as presented.

VOTED: Unanimously in favor

3. 7:00 p.m. Public hearing: Clyde Court – 107 Prospect Street

Atty McGrail was present on behalf of the applicant and he said that they are still going back and forth with the conservation commission with this as the town engineer couldn't make the meeting that he was going to attend with him.

The con comm chairman has some design issues with the plan and this morning Atty McGrail received an email from the secretary of the committee stating that there are questions for Jack Sullivan about the design and the town engineer is confused as well. Atty McGrail requested that everyone be notified of what's going back and forth.

Mr. Spaulding indicated that the board received an open item list.

Atty McGrail said that they will be at the conservation commission on June 13th.

Consensus of the board is to put this on the agenda for the July 9th meeting and Atty McGrail will be on the agenda for the June 11th meeting also to come back with the responses.

4. Public hearing: Wildwood Street, 7 Glendale Avenue

Atty McGrail was present along with Janice Gregorio one of the applicants and he said that they are still at the z.b.a with this.

John Ogren of Hayes Engineering the engineer on the project said that overall he thinks the town engineer's comments were straightforward with not much change to the plan but a little clarification and he recommends some general conditions on the plan. At this time he briefly went over Hayes' comments to the town engineer's comments from May 7, 2019 as follows:

Regarding item #3 under *sewer service comments* there is a clean out there but he is going to label it so it's visible. Also he would box it out so the top part is metal. Mr. Lowry said if they could move it over closer to the curb line that would even be better and Mr. Ogren said that he could move it over.

Mr. Ogren said that they would have to file with the land court and there may be some trouble with the plan numbering as sheets one thru five can go to the registry and the other sheet to land court.

Mr. Spaulding said that Mr. Fowlie had asked for layering of the road materials and Mr. Ogren said the standard of 12" gravel base course, 2" binder and 1.5" of finish course would be used. He had a discussion with the town engineer in this regard and Mr. Renault was okay with what the rules call for, for here.

Atty McGrail requests that this be tabled until the next meeting to see if Mr. Fowlie is present.

Mr. Lowry said that curb cuts were mentioned at a prior meeting regarding if people want to have a driveway and he questioned if this would upset the drainage pattern as water could be diverted away from the drainage basin.

Atty McGrail said that this is a valid concern and queried if perhaps he should ask those lot owners if they want a curb cut and then design the road to include curb cuts.

Mr. Spaulding doesn't think curb cut issues are anything we can or cannot plan for and Atty McGrail will think about and take this into consideration.

Mr. Reavis thinks that the neighbors are going to be upset when all of the trees shown are taken down.

Atty McGrail said that he would start working on conditions for the July 9th meeting and this item shouldn't be on the agenda for the next meeting.

5. Montrose School Lane: restrictive covenants

Atty McGrail was present along with Tony & Kristin Patti the owners of 19 Montrose School Lane to discuss the April 16th letter to the Patti's regarding their proposing a plan preferably from a landscape architect to repair the buffer zone and bring it to its former existence.

James Emanuel who is a landscape architect was also present as Atty McGrail got him involved in looking at the site.

Mr. Emanuel said that he inspected the site and they are proposing to maintain the no disturb area because what happens with Norway maples is that they continue sprouting Norway maples. He wants to rehab with a seed mix of native plants which are taller grasses and these are used to maintain slopes. He would do this in the area where it's really steep and then plant three dogwood trees. The erosion control would be on the steep portion. The garlic mustard plantings are not on the list of invasive plantings in Massachusetts but they are in other parts of the country.

So adding erosion control seed mix on the steep part, removing the invasive plantings and planting three 2" caliper flowering dogwoods is how he envisions the finished slope area.

Atty McGrail said that the covenant was designed to protect the existing trees that were there and also the erosion of the slope; and the Patti's want to maintain this area.

Mr. Emanuel said if you let it go it becomes a hazard.

Mr. Spaulding said that the reason for this meeting was because the abutters were concerned with what they saw when they woke up one morning, i.e., the excavator, the trench and especially the slope and what was going on with it. He asked Mr. Emanuel if this trench is going to cause harm to the slope.

Mr. Emanuel said that he doesn't see any damage that would occur with the trees but addressing it with the erosion control would contain the slope.

Mr. Spaulding's concern is with the run off from the roof coming down and continually hitting the corner and eroding it and then the drainage goes onto the neighbors' properties.

Mr. Emanuel said that the gullies he saw were rain established and you can do something that would even out the flow of the water so it's not coming out in a so called "pointed manner". If the erosion control measures are in place he thinks the slope would remain stabilized and he doesn't see a cause for erosion with the pipes embedded.

Mr. Lowry pointed out that we are going from a buffer that was supposed to be trees and now we will have grass. Mr. Emanuel said that they want to control the good trees on the property.

Mr. Spaulding asked when is there is a good time or bad time to do this.

Mr. Emanuel said that the dogwoods should go in before July or in the fall and the stabilizing seed mix would be done in the fall. He explained that the seed mix basically is left as a meadow and should only be mowed once a year or weed whacked.

Mr. Spaulding thinks that this has been a great first step and thanked them for coming in tonight. He wants them to note whatever maintenance is involved and also show where the trench comes out as well as where the rocks are on the slope. He wants it shown on the plan “what’s there now” as the saplings are gone.

Atty McGrail said that the Patti’s are going to install a shed so the neighbors that are here will know about this now.

Mr. Patti said that he paid to have a survey done and the shed is not going to be in the buffer zone but the perception is that it will be in the buffer zone.

Jean Joyce of 8 Marion Circle asked what will remain when they remove the invasive plantings.

Mr. Emanuel said that the ivy will stay and the invasive plantings will be removed.

Debbie Menon of 271 Salem Street said that she is concerned with the drainage.

Mr. Emanuel said that most likely drainage will not concern her property as the maple trees that are there will soak up a lot of water that’s there. Any runoff will probably pool at the bottom of the Patti’s property and will not impact her property.

Ms. Joyce said that when they did this plan she ended up with a pond in her back yard.

Mr. Emanuel replied that what they are doing will not impact the solution that was done back then to alleviate her pooling and in a year or two the sloped area will be a grassy meadow look.

Bob Richie of 269 Salem Street asked if there will be any trees on the slope and Mr. Emanuel replied that the plan is to preserve the trees that are there.

Mr. Richie said that we had this meeting two years ago when all the trees were there and then they took all of the trees down and now he has no privacy.

Mr. Patti said that the buffer that Mr. Richie is talking about were just off-shoots of the Norway maples that they were allowed to take out. They are planting eight Japanese hollies, four of which are in but they stopped the planting when they received the letter from the board.

Mr. Spaulding said that the board will be meeting on June 11th and he would like a plan from them on June 6th or 7th showing all of their intentions as well as what’s there now on the plan.

6. Topics not anticipated by the Chair: a) town planner b) planning board members

The town planner nor planning board members had anything further to discuss.

7. Adjournment

A motion was made by Mr. D'Amore, seconded by Mr. Lowry, to adjourn the meeting at 8:45 p.m.

VOTED: Unanimously in favor

Respectfully submitted,

Linda J. Donaldson, Clerk