

June 11, 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 at 7:05 p.m. by Chairman William Spaulding

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

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

1. Annual Elections: Chairperson and Vice-Chair

This item was tabled until a full board is present.

2. Minutes of the previous meeting

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

VOTED: Unanimously in favor

The agenda was taken out of order at this time.

7. ANR Plan: 10 Lovis Ave, TM#22-062-17AA

Attorney Michael McCarthy was present, representing the owner of the land being depicted on the plan. He said that the existing lot has a house on it and the only change is that the rear portion of the lot is going to be broken off. They are creating a non-buildable lot and no new lots are proposed. He pointed out the small portion at the rear of parcel A that will be broken off.

Mr. Lowry asked where the pavement comes onto this area and said that showing the pavement is one of our requirements because we have a proposed subdivision that will be going over the land of one of these lots.

Atty McCarthy said that you do not get to that question unless a lot is being created which it isn't; nothing changes with the front of the lot.

A brief discussion ensued.

A motion was made by Mr. D'Amore, seconded by Mr. Lowry, to endorse the ANR plan on Lovis Avenue dated February 21, 2019.

VOTED: Unanimously in favor

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

Atty McGrail was present, along with Clyde and Marcia Tyler the owners of the property and also Paul Finnochio the engineer on the project.

Atty McGrail said that they had worked on a response letter from the town engineer and he would like to go over the changes and comments to the town engineer's letter.

Paul Finnochio said that the con comm Chairman had requested cross sections of the ground water and he read over aloud the June 4th comments from the town engineer.

Mr. Lowry pointed out in the rip-rap area work will be performed out of the limit of work line and we need to be clear on this because this subdivision is getting sold off.

It was noted that they wouldn't be able to go all the way out to the canopy and Mr. Lowry said to pick a number of feet and work from there. He wants to see the limit of work line on the plan.

Mr. Finnochio said at the rain garden the tree line goes beyond 15' of the tree.

Mr. Lowry said to remove the symbol showing trees that are to be removed and he pointed out that there are two different proposed contours on the plan. He said that sheet 3 and sheet 4 look at sewer manhole #3; and there are two sets of contours and this needs to be corrected. The sewer elevation contours are not matching either and needs to be corrected.

Mr. Finnochio said that the perimeter of arborvitaes around the rain garden out in the front area have been removed.

Mr. Spaulding doesn't want to choose a set radius for all of the trees out there.

Atty McGrail suggested that an expert look at the three mature trees on the property to see if anything can be done to protect them.

Marcia said that of the three trees only one of them is in decent condition and the Tyler's agreed to have someone who knows, check the trees out.

Atty McGrail reiterated that they'll get someone to look at the trees and ask them what their thoughts are.

Detail for the water crossing was added on and pointed out by Mr. Finnochio. He said that the water line would be tapped so there will be an 18" difference between the two.

It was pointed out that the con comm is the one entity requesting the cross section on the ground water.

Mr. Finnochio will add detail of the swale to the plan as requested by Mr. Lowry.

Mr. Lowry pointed out that they would need an easement for catch basin #1 which is pulling onto the road on the right; it's on lot #1. Mr. Finnochio said that they do have an easement for it. He will amend the plans so there's no ambiguity down the road.

Atty McGrail said that they would like the opportunity for this road to be accepted.

Mr. Lowry questioned how the rain garden maintenance will be handled after the first year as it doesn't really say in the operation and maintenance plan and he thinks that this needs a lot more fine tuning. His concern is that he's not sure it's being pursued properly.

Atty McGrail said that they would do some research of what Mr. Lowry is requesting.

At this time the hearing was opened up to the public and there were no comments from audience members.

Atty McGrail said that they would be at the con comm on June 13th.

Mr. Lowry advised that he would not be available for the June 25th meeting.

At this time the board set July 9th and July 23rd for their next meetings.

The hearing for Clyde Court will be continued to July 9th and Mr. Reavis and Atty McGrail will begin an outline of the decision.

4. Public hearing: 5 Glendale Ave / 0 Ossippe Lane

Bill Hannigan of Hannigan Engineering was present along with the applicants and he explained that this land was part of the Hall family land where the original house was torn down and two houses created. An ANR plan was endorsed by the board about a year ago where they created lot A and B and they're looking to have 98' of frontage on Glendale.

The subdivision included the full parcel Mr. Hannigan said but they're just adding one lot to the overall plan. They go in front of the z.b.a. for a 2' frontage hearing as they only have 98' and 100' is required. They would have a 20' driveway which would be acceptable to emergency vehicles; they are requesting several waivers and will need time to review the comments issued by the town engineer tonight. A full drainage analysis was done on lot 1 and on lot 3A2.

Mr. Hannigan talked about drainage on both of the lots and that there wouldn't be an issue downstream no matter which was built first. They will be discussing drainage further with the town engineer where they will fix the pipe issues out there which is why the system isn't working correctly, due to the pipe not being properly aligned and properly designed.

Mr. Spaulding said that the comments from the town engineer were just received today so it's the board's first look at the comments as well.

Some of the town engineer's comments were briefly reviewed at this time and it was noted that some blasting will be required.

Mr. Hannigan said that this road cannot be extended due to the Federal Protection Act and the road is just for this one house. They're trying to make sure that their development will not have an impact and Mr. Spaulding said it would be great if they can improve it.

Mr. Hannigan said that they've decreased all storm events except for the one with the pipe that's not operating correctly and they will be changing so it will work right. The timing of the peak in pre-development and post development are about the same and the 8" pipe is not being replaced. With the addition of catch basin #1 this will help keep the surface water from running down.

Mr. Hannigan explained how all the flows of the water will be captured.

John Carroll of 32 Greenwood Street asked how this will work with Wildwood Avenue and Mr. Hannigan said that "they should be doing what we're doing".

John Carroll pointed out that the water that comes down now and ends up on Greenwood Street is still going to be doing the same thing.

Terry Altieri of 9 Ware Street asked if twenty two streets drain out of one 15" pipe and everyone downstream gets water in their homes.

Mr. Hannigan said he couldn't find any additional piping up there but they could put clay dams to absorb some of the water; 2' thick clay dams to prevent some of what the abutters are talking about though he is looking at the peak rate of volume.

Billy Hijair of 7 Oakledge Road asked if they know how many trees they will be taking out of the subdivision and it was answered that they're required to do a delta analysis of the trees.

Mr. Hijair asked if it was taken into consideration all of the trees that will be taken down and how much water they absorb. Mr. Hannigan replied that this is the reason why the swales and holding areas were created.

Mr. Carroll said that it really needs to be found out where all that water will end up.

Mr. Hannigan said that he is trying to put enough effort and design into what they're proposing to not create additional water problems.

Linda McCaffrey of 9 Oakledge Road asked when would they find out if there will be blasting and how much.

Mr. Hannigan said that they would hire a blasting company who would need to get a permit from the fire department and they would send out notifications to the abutters beforehand. Modern blasting is much more controlled nowadays though they would try other things before resorting to blasting. He liked that people showed up to the hearing and said that it would help to make their project better. They will take the comments back and see if there's more they can do to alleviate even more drainage.

Mr. Hijair's concern is with the number of trees needing to go and also the wildlife, etc.

Mr. Lowry thinks that knowing what's going to happen with the trees and the type of trees that will be coming down is needed. Mr. Hannigan said that they would make an effort to preserve the trees that they can and he would like to continue the hearing and he'll take the letter and go through it with the town engineer. He will also work to locate the trees.

Mr. Lowry requested that Mr. Hannigan put his limit of work line in there so the board can have an idea of what's up there.

The owner said that they plan on preserving whatever green they can and there will still be a lot of trees left up there.

This hearing will be on the agenda for the July 23, 2019 meeting.

6. Montrose School Lane: Restrictive Covenants

James Emanuel, Atty McGrail and the Patti's were present.

Mr. Emanuel presented a plan and said at the last meeting there was discussion to locate the trees on the property, which he has done. Regarding the maintenance of the meadow this would need to be done once or twice per year. They plan on planting Japanese Hollies on the perimeter, four of which are already planted and they'll be planting the rest when this is resolved. They're planted three feet in from the line.

Mr. Reavis suggested their having a note regarding anything that's outside the "no disturb area".

Mr. Spaulding pointed out that the semi-hatched area is very well spelled out that trees will be removed in this area and no regrowth of Norway Maples will be allowed; and add to the note that they may only grow to a certain size.

There will be a new darker, bold hatch that's only on the Patti's property. The plan will be redevise with grey scale half tone and a new cross hatch that doesn't go onto the property line on either side, Mr. Spaulding said.

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, for the board to authorize Mr. Spaulding to deal with the newly devised plan with the abutters.

VOTED: Unanimously in favor

At this time Mr. Emanuel sat with Mr. Spaulding to have what the board wished to have stated and shown on the plan.

8. Set public hearing date: definitive plan 0 Foster Street/Lovis Ave TM#22-064-18B

This hearing was set for July 23, 2019.

9A Topics not anticipated by the Chair; town planner

August 27, 2019 was agreed on for the August meeting.

September meeting dates will be the 10th and 24th.

There's a special date for the October meeting which is the 15th and November 12th will be the first meeting in November; undecided if there will be a second one.

10. Adjournment

A motion was made by Mr. D'Amore, seconded by Mr. Lowry to adjourn the meeting at 9:45 p.m.

VOTED: Unanimously in favor

Respectfully submitted,

Linda J. Donaldson, Clerk