

July 9, 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 7:05 p.m.

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 postponed until a full board is present.

2. Minutes of the previous meeting / June 11, 2019

The minutes were tabled to the next meeting.

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

Atty McGrail was present along with Clyde and Marcia Tyler, Mr. Finnochio, Mr. Sullivan and James Emmanuel, RLA.

Atty McGrail stated that tonight they want to keep advancing this project along and he is working on some things with Elaine Vreeland and Mr. Reavis as well as a couple of other things they're advancing forward. The conservation commission is all set; they just want the conditions regarding the rain garden, etc., to be in sync with theirs. The con comm was going to close the hearing but he suggested that they keep it open to make sure the order of conditions are in sync. There were some clean up items that the board had wanted and he would like to go over these things as well as a couple of things with Mr. Sullivan.

The first concern is the three trees that were talked about at the last hearing and which the Tylers would like to remain as they go with the property. Mr. Emmanuel was hired to assess the trees and he met on the property with Atty McGrail. Though Mr. Emmanuel did a report on his findings he was asked to attend tonight and make a presentation as unfortunately the trees are on their way out.

Mr. Emmanuel said that the three trees are sugar maples that are all in decline and will continue to be in decline based on a number of factors.

Tree #1 (closest to the street) is showing a lot of lost foliage in the crown. Snow removal and salting conditions contribute to the decline of this specie tree. The branches become brittle

and hazardous and they begin dropping branches. This tree has a secondary branch that's probably going to split and he is saying that this tree should be taken down.

Regarding *Tree #2* what he said would happen to tree #1 has already happened to tree #2 and unfortunately it's on its way out even though what remains has foliage. A branch structure of this type is particularly hazardous and a major break under windy conditions could occur. His recommendation is that this tree should come down.

Tree #3 which is furthest west on the property is in bad health as there's a crack in the center of the trunk and the tree is under severe stress. There are multiple dead branches and various areas of rot and ant/insect infestation at the base. His recommendation is to remove this tree.

The trees that Mr. Emmanuel would suggest for the replacement of the three sugar maples would be tolerant of road salt and would also work with the rain garden. Of the seven indicated in the report he said that the Tupelo is probably the least likely to be available at the nursery. Also he would recommend getting a 3 to 3.5" caliper tree as opposed to a 6 or 8" caliper as the smaller one adapts more to its transplanting and grows to the same height as a larger caliper within five years.

Mr. Emmanuel thinks that the Red Sunset Maple would look the newest when planted and nurseries have them and they look good as stock. The Zelkova Serrata would also look very good coming straight out of the nursery. In his opinion the two aforementioned trees would look the best coming straight from the nursery.

At this time the plan was presented by Mr. Finnochio and the location of the six street trees were pointed out.

Mr. Spaulding said that he is sold on the Red Sunset Maple and Mr. Lowry and Mr. D'Amore are okay with it as well; Mr. Lowry said that proper pruning is the key for all of the trees.

Mr. Reavis said that the d.p.w. took the Zelkova off the list of acceptable trees and he suggested the London Planetree for those within the subdivision.

Consensus of the board is to go with three Sunset Maples to replace the three trees that will be removed and six London Planetrees for the street trees within the subdivision.

Mr. Emmanuel said that both of these species are on the list as being suitable for rain gardens as they will tolerate brief periods of flooding as may occur in a rain garden and they would be more tolerant of urban conditions and road salt / runoff. He will put together a maintenance plan for once the trees are planted.

At this time Atty McGrail and Mr. Finnochio went over some of the changes that have been made to the plan and new sheets pertaining to the comments were handed out. A drainage easement has been added at the entrance to the development and a utility easement between

lots 2 & 3 was added and is 5' off the lot line. On sheet #3, the site plan, Mr. Finnochio removed the "X's" off the plan for the tree removal and added on to the limit of work line so it's not going through the trees.

Upon discussion of the removal of the three trees consensus was to leave a 3' stump in the ground until it's time to plant the replacement trees to dissuade vehicles and construction equipment from encroaching onto these areas.

Mr. Finnochio made sure that the drainage schedules were the same on all of the sheets. Sheet #6 is a detail added onto the swale that runs down the side of the property and shows the grade and the materials that were used. Mr. Sullivan said it's a 2 to 1 slope on the side but it will be stone.

At this time Mr. Sullivan addressed the detail on the O & M schedule and said that the rain garden is low maintenance but not *no maintenance*. The first few years it needs to be weeded and would have a watering schedule and fertilizer should not be used. If there is a dead or dying plant it would need replacing. It will be spelled out how the mulch should be installed to 2 to 3" thickness and replaced every 2 to 3 years. Each year it would need to be raked out and there may need to be additional mulch put in. This will all be part of the O & M plan and will run with the property. The buyers will get notice at closing and this will be right on the deed as well.

Mr. Sullivan said that the O & M plan should be sent out to some landscapers and this would be part of their bid as to what's needed to be done and Mr. Lowry said that there needs to be communication. Perhaps they could erect some type of small sign indicating the rain garden, i.e. *protected area or special maintenance needed* etc.

The rain garden will be monitored for one year via a standpipe and there is also a one year warranty on it.

Mr. Spaulding likes Mr. Lowry's idea of a sign sort of like a warning that special attention is needed in this area of the rain garden. He thinks we are getting really close as we're just waiting on the town engineer's comments.

Atty McGrail said that he would work with Elaine Vreeland and Mr. Reavis to be prepared for the next meeting.

4. Public hearing: Wildwood Street, 7 Glendale Avenue

Atty McGrail said that this hearing is being continued as he hasn't been able to get back to the z.b.a. and he's extended the time for a decision. He requests this to be on the agenda for the August 27, 2019 meeting.

6. Topics not anticipated by the Chair

A. Town Planner

Mr. Reavis has nothing further.

B. Planning Board Members

Mr. Spaulding said that he recently had a forty-five minute conversation with Jean Joyce and he told her if she had a problem with anything that wasn't being done according to the plan to call him. The conversation was going in circles with her biggest concern being not wanting to lose her plantings if the big trees come down.

Secondly, Mr. Spaulding queried if he should send a message to Mr. Fowlie regarding if his future intentions are to not attend meetings then to let him know so the board can decide what they have to do.

Board members agreed for Mr. Spaulding to inquire about Mr. Fowlie's future intentions.

7. Adjournment

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to adjourn the meeting at 8:25 p.m.

VOTED: Unanimously in favor

Respectfully submitted,

Linda J. Donaldson, Clerk