

August 27, 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 / July 23, 2019

Mr. Spaulding pointed out that the heading for item #3 should read *Forest Street* as opposed to Foster Street.

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to approve the minutes of July 23, 2019 with the street name correction.

VOTED: Unanimously in favor

3. 7:00 p.m. Public Hearing: 0 Forest Street/Lovis Ave Ext. TM#22-064-18B

This item is continued to the September 24, 2019 meeting.

6. Public Hearing: 5 Glendale Ave., 0 Ossippe Lane

This item is continued to the September 24, 2019 meeting.

4. Public Hearing: Clyde Court, 107 Prospect Street

Atty McGrail, Paul Finnochio, Jack Sullivan and Marcia and Clyde Tyler were present.

Plans were passed out and Mr. Finnochio reviewed some of the things that were fine-tuned that the planning board had requested after a meeting was held with the following in attendance: Atty McGrail, Paul Reavis, Elaine Vreeland and William Renault.

The conditions that Atty McGrail passed out are now *Working Draft #3*.

The operation and maintenance plan has been fine tuned into a friendlier format and the detailed maintenance plan for the rain garden has been done as well and the town engineer is satisfied with the whole thing.

Atty McGrail said that the conservation commission closed out the hearing last week though they struggle somewhat with the rain garden and the effect on the wetlands; which they feel could have a detrimental effect. These are things that don't have anything to do with the planning board and on the final condition they've requested Atty McGrail to tweak it a little given their concerns. They also will be issuing an order of conditions at their next meeting.

Atty McGrail thinks that they can accommodate everybody's concerns. Jack Sullivan is confident in the design of the rain gardens and assimilated them as to what was there as close as he could. Regarding the trees in the protected area an abutter would like those taken down in order for her to get more sun in her yard.

It was clarified that the snow fence will go around the protected area once the trees are cut down and are left with the 4' stumps.

Mr. Lowry would like something in the conditions about when the snow fence goes up and when it comes down and he'd like to also see this on the plan. He requests that they define the purpose of why the board wanted this by adding a sentence or two into the conditions.

Atty McGrail responded that he would word-smith conditions 14 & 15 with Mr. Reavis.

Sandra Wallace an abutter at 10 Friend Street said that her entire back yard abuts the Tyler's back yard and in fifteen years the trees have gotten so much taller that she barely gets any sun. Out of all the trees only one of them is on her property. She doesn't know what trees should come down or even which ones are healthy and doesn't have a specific tree that she wants down.

Mr. Spaulding said that the board could work with her on this.

Atty McGrail said that the conditions should be amended also regarding the *Do Not Disturb* zone being cleaned up with dead trees being taken down and debris removed. There will be an informational sign in each rain garden explaining that this is a protected area and special maintenance is required. Mr. Finnochio mentioned perhaps something like Lynnfield has.

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to close the public hearing for the definitive plan of land of Tyler Estates/Clyde Court in Wakefield, MA located at 107 Prospect Street and dated April 20, 2018 with a final revision date of August 27, 2019 with the waivers noted on sheet #1 and subject to revision and approval of the conditions by the Chairman.

Atty McGrail said that the revisions would be done regarding the waivers and conditions mentioned tonight and a final caveat that the town planner and himself will work on word-

smithing what was discussed: the snow fence and its intent; the no disturb zone and leaving as is for one year; lot owners are responsible for the arborvitaes; and the signs for the rain gardens that will be approved by the board.

Mr. Finnochio will put a note on the plan indicating to *see condition #15*.

VOTED: Unanimously in favor

#### 5. Public hearing: Wildwood Street, 7 Glendale Avenue

Mrs. Gregorio was present along with Atty McGrail who said that they were back at the zoning board of appeals meeting on August 13<sup>th</sup>. The z.b.a. needs a couple zoning details and want to maintain jurisdiction on the lot and the wall. Once the land is disturbed they want to have some say on what's going to go there.

Atty McGrail said that the town engineer agrees with John Ogren that the drainage is going to be an improvement for the town; and he's requested that the board hold off on a vote until he has a couple things in place.

Atty McGrail said that they would be doing some draft conditions of items that had been talked about with the planning board and they will be doing some draft conditions for the z.b.a. as well. He would like to continue this hearing to September 24<sup>th</sup> and he's extended the time for a decision to October 31, 2019.

#### 7. ANR plan: 648 Main Street

Atty McGrail said that the applicant is cutting off a portion of lot #2 and giving it to the abutter Mr. Rich thereby creating a nice buffer between him and Dunkin Donuts.

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to endorse the plan of land in Wakefield, MA.

VOTED: Unanimously in favor

#### 9. Adjournment

The clerk was dismissed with the time being 8:30 p.m.

Respectfully submitted,

Linda J. Donaldson, Clerk