

September 24, 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 7:08 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 tabled until a full board is present.

2. Minutes of the previous meeting / August 27, 2019

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to accept the minutes of the August 27, 2019 meeting as presented.

VOTED: Unanimously in favor

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

Atty McGrail was present and said that they are waiting for soil lab results on the drainage which was requested by the town engineer and conservation commission. The neighbors have been involved and they know what's going on regarding the continuances and why they're happening.

Mr. Spaulding said that there should be some plan or deadline that if an item is continued to a certain time but later cancelled and neighbors show up the board will still discuss the item.

Mr. Lowry said that he is frustrated when things are on the agenda and then get postponed at the last minute.

Atty McGrail doesn't know of anything else regarding the plan that could delay it and he requested that this hearing be continued to the October 15, 2019 meeting.

4. Public hearing: Wildwood Street / 7 Glendale Ave

Atty McGrail said that he has to get the board some language and hasn't had the chance to do it yet. He requested this hearing be continued to the October 15, 2019 meeting.

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

Mr. Reavis presented a letter from Mr. Hannigan requesting this hearing be continued to October 15, 2019 and it was noted that the conservation commission has no jurisdiction on this.

Mr. Spaulding said that he wants to know more of what the conservation commission wishes to do as he rode his mountain bike out there and feels it's a lot steeper than he thought it was.

This item is continued to the October 15, 2019 meeting.

(Not on the agenda) / 107 Prospect Street

Atty McGrail said that he included Mr. Lowry's comments, which he thought were good, into the conditions. The following are amendments made to the *working draft #3 conditions*:

3B) RE the as-builts, drawings will be submitted to the planning board & town engineer.

3C) Add *vertical datum of NAD83* back in.

14) RE limit of activity line: delete clear-cutting and substitute with "or house built from removing trees and re-grading the entire property".

15) RE the sugar maples and area where the snow fence is add: "*the area within the snow fence should not be used for storage of materials during construction*".

15 & 16) RE covenants: a copy of the covenants have to be submitted to the planning board. In the bold print paragraph the reference should be *condition #2 and not condition #1* before the word "above".

The final additional condition #29 states that *Prospect Street should be inspected at the end of each work day and debris removed from the subject site. If debris is found in the street it will be cleaned immediately. Parking on Prospect Street or surrounding streets by construction vehicles or workers vehicles must not obstruct traffic flow or abutter's driveways and shall not be parked on the sidewalk.*

6B. Topics not anticipated by the Chair / planning board members

Mr. Spaulding said that the board needs the public to come to meetings and he doesn't want them to become frustrated if they attend and the hearing has been cancelled. He would still want to have a discussion if a hearing is continued.

Atty McGrail agrees that the board could absolutely discuss the plan if abutters come to the meeting and they didn't know beforehand that the hearing was continued because there was no new progress or they were waiting on something or whatever the issue may be.

Mr. Lowry said if an item is on the agenda then the attorney needs to show up; and if there is one person in the audience we would have to listen to them. If the attorney's know it's going

to go on the agenda then they have to be here. We shouldn't entertain continuances if it's already on the agenda; the attorneys have to show up to the meeting.

This is mainly for the abutters coming out and finding out when they arrive that the hearing has been continued after already getting a babysitter or whatever.

Regarding 5 Glendale Ave / 0 Ossippe Lane Mr. Reavis said that the engineers have been going to the site and meeting with the town engineer as they're trying to agree to something but there hasn't been any memo or letter submitted in this regard.

It was agreed by everybody that a two week period goes by really fast and if an item is on the agenda they must show up to give an update, etc., and if they want a continuance the attorney will have to come to the meeting to request it. If something changes Mr. Reavis would like to be informed one week before the meeting.

Mr. Spaulding advised that at some point we may have to be before the town counsel for our meeting and it would be televised. He gave some examples of what he may talk about with them should he be requested to appear before the town counsel and basically he would follow similar to what the zoning board of appeals presented as he thinks this is a good place to start.

6B. Topics not anticipated by the board / town planner

A plan that Mr. Reavis had received was discussed. Mr. Lowry reviewed the plan beforehand and stated that so much stuff was missing or was wrong and he corrected it. A discussion on using boxes to check off as "yes or no" was had and when something is wrong to indicate this on the plan with a note.

Mr. Reavis distributed three sets of plans to board members.

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