

October 15, 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 7:06 p.m.

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

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

1. Annual Elections: chairperson and vice-chair

This item was tabled.

2. Minutes of the previous meeting / September 24, 2019

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to accept the minutes of the September 24, 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 stated that they want to give an idea of what's going on and John Ogren who also was present has a punch list of items.

Mr. Ogren said that regarding the drainage the town engineer has been looking at this and he requires that they have some soils from the site analyzed which they did and now the town engineer wants more testing done from a different area to look at the permeability of the soil.

Atty McGrail said that they submitted some updates which John Ogren provided some correspondence on.

Mr. Ogren said that they have comments from the town engineer, comments made from abutters and thirdly comments in response from the town engineer. The general gist was that the town engineer wanted more information of how their roadway would coexist with the existing Lovis Ave. He wanted the improvements the same as what exists on the existing Lovis Ave, i.e. a 26' right of way. He also made a comment that the wells for the houses should be on a meter so they can calculate sewer usage. Trees are included in the memo.

Mr. Ogren said that three test holes were done on the site and they did not see any ground water. The town engineer suggested that they do an above ground infiltration system which they've done.

The storm water drainage study was submitted by Mr. Ogren at this time and he explained that there are "A" soils and some "B" type soils and they've redesigned to go with the above ground infiltration system. They also will be collecting another soil sample once they find a place they would be able to do the permeability testing. The cul de sac was raised 2.5' and they pulled back on the limit of work line so there's about 53' from the house to the limit of work line. Also, they are scheduled to collect the soil sample tomorrow.

Mr. Ogren said that the permeability test normally is done on site but the DEP has storm water regulations and policy; i.e. soils A,B,C & D as well as the rolls rate which is a little above what they would normally do. Because once you identify whether the soil is A,B,C or D you would look at a chart and be able to tell the infiltration rate. There is a window of time of ten days for the soil to be tested once collected and the profile of the roadway was raised in order to get on top of the site for the infiltration.

Mr. Lowry would like to know the number of truckloads of fill they'll need as well as what type they are bringing in as this is not a very easy area to get to. He wants to know the number of truckloads once those calculations are done.

Atty McGrail said that the generators which self-test weekly will be able to provide power for the whole house and not just the sprinkler systems.

Mr. Lowry asked if gas is to be added to the utility plan.

Mr. Ogren said that this could be in an area that may have to have the gas lines upgraded with this project. Mr. Lowry would like to know the practicality of providing gas and Atty McGrail said that they would find out the size line that's there now for the gas.

Atty McGrail said that they are still before the con comm with this as well as their waiting for the soil report.

John Todisco of 66 Forest Street said that the trees behind 68 Forest Street have all been spray painted and wondered why. Mr. Ogren said this was so they could identify the trees out there.

At this time with there being no more questions or comments from the board or audience Mr. Spaulding said that the boards November meetings are on the 12th and 26th.

Atty McGrail requested a continuance to the November 12th meeting and Mr. Spaulding said if a site walk or something might make it easier for the board to understand what's going on out there to please get in touch with Mr. Reavis.

For the next meeting Mr. Ogren will have what the cut and fill dimensions will be.

Atty McGrail extended the time for the board to make a decision to 1/31/2020 and will get the letter to Mr. Reavis in this regard.

4. Public hearing: Wildwood Street, 7 Glendale Avenue

Atty McGrail, Mrs. Gregorio and John Ogren were present and Atty McGrail explained that they have been trying to work out a couple items with the towns engineering department as Eric Sherman found a couple of things that he would like added to the plan.

Atty McGrail said that he would like to begin writing the decision on this with Mr. Reavis and he doesn't feel comfortable with the board voting right now given the items Eric has pointed out. He would feel better having everything corrected and presenting a full package to the board with a vote taken at that time. He will work on things with Mr. Reavis and the town engineer and will extend the time for the board to make a decision.

This project is going to be sold and the roadway, the drainage system and binder will have to be in before any application for a foundation is granted. Tree clearing and grading, etc., will be part of the conditions. Atty McGrail will work on the decision with Mr. Renault and Mr. Reavis and will get it to the board ahead of the meeting.

5. Public hearing: 5 Glendale Avenue / 0 Ossipee Lane

Bill Hannigan of Hannigan Engineering was present along with the applicants.

Mr. Hannigan said that he has been working with the town engineer and engineering department. They have revisions on the plans and a letter back from the engineering department stating that most of the conditions have been addressed. They also submitted an updated list of waivers dated September 23rd. Some waivers were added and/or some were removed. The last time these were reviewed there was a lot of repeating in the conditions.

It was noted that a letter was received today from the town engineering department.

Mr. Hannigan had prepared a draft decision which he passed out to board members at this time.

Mr. Hannigan said that they would follow the existing path for the water line and remove the old line as they went along. They would leave the old line buried in case they had to catch up with it at a later area. The d.p.w. wants to run a camera through the lines while they're up there and if they run into a sharp bend they would like a new sewer manhole to straighten the alignment. All of Ossipee Lane will have a new overlay once the project is completed.

Mr. Hannigan said that there are three things left: the water pipe and bypassing it; the sewer pipe and bypassing it and providing the SWPPP. They will conform to what the con comm is requesting regarding saving specific trees. There's a benefit for the wetlands in leaving a handful of trees which would provide shade and maybe a dozen trees can be saved to maintain the shady area for the wetlands.

Jim Luciani of the con comm was present and requested that the board do whatever they can to save these trees to shade the vernal pool. He said whatever can be done to keep this area the same as what it presently is would be very beneficial.

Mr. Lowry said that the only thing that the board can do is to set a limit of work line and make sure the developer adheres to it. The limit of work line would show what trees would remain and those that wouldn't.

Mr. Reavis suggested for the Hannagan's to own the easement and then they would have control over what the developer does.

Mr. Hannigan feels as though he could make it work if he cuts off a portion of the driveway turn around and adds it onto the other side of the driveway. Also, they may be able to supplement some of the trees that they take down by planting some new ones.

Mr. Hannigan would like to have grass pavers for the last 4' of the driveway to help resolve the vernal pool issue. He will have to check with the fire department to make sure that they're okay with this and he'll also have to talk to the building inspector.

Mr. Hannigan will look into still having an easement and suggested perhaps having it as a homeowner's association.

Mr. Hannigan submitted a draft decision and said though the driveway will be 20' four feet of it would be pavers so the driveway is adjusted.

The homeowner's association would be just to deal with the easement so it can't be disturbed and there would be no homeowner's association fees.

This hearing is continued to the December 12th meeting and Mr. Hannigan extended the time for the board to make a decision to January 31, 2020.

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

Mr. Spaulding had prepared a packet of updates to town council which he passed out and the board reviewed at this time.

7. Adjournment

With the time being 9:40 p.m. the clerk was excused at this time.

Respectfully submitted,

Linda J. Donaldson, Clerk