

November 26, 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. Minutes of the previous meeting / November 12, 2019

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to accept the minutes of the November 12, 2019 meeting as presented.

VOTED: Unanimously in favor

2. 7:00 p.m. Public hearing: Lovis Ave Extension TM#22-064-18B

Atty McGrail was present along with John Ogren of Hayes Engineering who has submitted the revised drainage report. An email was received from the town engineer stating that they should have a report to submit in response to the revised drainage report early next week.

Atty McGrail said that they are present to report this to the board as required and to also request this item be moved to the next meeting.

3. Public hearing: Wildwood Street / 7 Glendale Avenue

Mrs. Gregorio was present along with Atty McGrail who said that they have been to the z.b.a. and they voted to approve this plan. Regarding the limit of work line they are okay with this expanding onto the next lot but would like a revised plan so it's consistent with the planning board's plan. The revision has been made on the plan and at this time Mr. Ogren passed around a revised set of plans.

Atty McGrail also wrote a draft decision in case the board wished to word smith it tonight. A packet of the O & M documents and storm water prevention plan were passed out. There is an erosion control plan with the set of drawings which has the limit of work line added to it so that they match up.

Mr. Ogren said that regarding the O & M and storm water pollution packet the comments dealt with erosion control where the engineering department had asked about some construction going on and this is related to the construction entrance which will have to be adjusted.

Mr. Lowry said that he didn't see any provisions for parking, etc., for the people that will be working on the site.

Atty McGrail said that the Gregorio's who have a large lot also have a very good relationship with the Hannigan's next door and there should be no obstructing of the roadways preventing vehicles from passing. A lot of the decision is boiler plate and the key is that there will be no further subdividing of the property.

Mr. Lowry wants the same condition that had been put on Prospect Street added regarding the property being cleaned up at the end of each work day and that they don't leave a mess.

Atty McGrail located the Prospect Street decision and said that he would do something similar for this subdivision.

Board members are in agreement to leaving the property in its natural state for one year after the occupancy permit is issued.

Mr. Reavis wants erosion control addressed before the tree removal as it wouldn't do any good after the trees are removed.

Much discussion ensued on condition #9 regarding the trees not being disturbed forever or only for one year's time that they cannot be removed.

Mr. Reavis and Atty McGrail are in agreement to call the area something different than "the line" and/or "outside the limit of work line".

It was decided that east of the limit of work line will be renamed "No Disturb Area" and nothing in this area can be disturbed until one year after a certificate of occupancy is issued. After that the homeowner can do work on his lot but if he wants to remove brush or do some plantings they would have to come back to the planning board with a landscape architect and a plan. The homeowner will have the option if they want to do something to the property after one year. Any alteration including trees, brush etc., would have to come before the planning board for approval. If they want to install a pool they would have to go through the whole process as well as with the z.b.a.

Mr. Lowry would like dimensions on the plan from the back property line to the limit of work line. Mr. Ogren said that he would put the dimensions on sheet #2 and on the land court plan. This area may be renamed "land use restriction line" as suggested by Mr. Lowry and a covenant will also go along with this.

The erosion control condition will be put in broader than it is in the erosion control plan as erosion control needs to be in place before any grading is done or trees removed. Atty McGrail will revise this condition.

Also discussed was SWEPP which will remain the same. Two items will have the wording changed and Atty McGrail will work with Mr. Reavis to word it. This plan and the draft decision will be presented at the next meeting and hopefully a vote taken.

5. Definitive plan endorsement: 107 Prospect Street

Mr. Reavis said that everything that was requested has been provided and this plan will be recorded at the registry of deeds. The Form G and the request from the town engineer regarding the inflow/infiltration (I/I) along with a copy of the check was provided. The planning board voted to endorse the definitive subdivision plan on August 27, 2019.

Atty McGrail spoke with the town engineer and the SWEPP plan will be done.

There was no appeal filed on this plan.

6. Topics not anticipated by the chair

Mr. Spaulding thanked Mr. Reavis for the presentation materials for the town council meeting on two working days' notice to prepare a presentation such as this it couldn't have been better.

Mr. Spaulding took notes from some of the comments the councilors made and queried if he should do anything regarding some of the notes that he wrote down.

Mr. Reavis said to look into if people have encroached on the open space at Carriage Lane which was brought up by one of the councilors and if true to send a letter to Atty Mullen to get this off of the planning board's plate.

The town council is also very concerned about trees.

8. Adjournment

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to adjourn the meeting at 9:00 p.m.

VOTED: Unanimously in favor

Respectfully submitted,

Linda J. Donaldson, Clerk