

December 10, 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 7:04 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 26, 2019

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to accept the minutes of November 26, 2019 as presented.

VOTED: Unanimously in favor

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

Atty McGrail and John Ogren of Hayes Engineering were present.

Atty McGrail said that they received an updated memo from the town engineer and basically they were awaiting the town engineer's report on drainage. As far as the redesign of the storm water goes they want item #6's full package; the updated tutorial report which needs to be fully updated and they would like to see it before they give their final approval.

Regarding comment #5 and their recommendation that the applicant improve the entire Lovis Avenue roadway for future public roadway acceptance Atty McGrail said that the main concern on this from the planning board's perspective is that this would take place when the other property is developed.

Mr. Lowry said to let the town engineer know that this will be done simultaneously with the other subdivision and Atty McGrail replied that the roadway can be figured out when they get further down the road. The electric will be underground from the pole and proceeding through. The gas is fed by National Grid but they will not be connecting to gas as there would be too much tearing up of the road. Instead they will be using propane which would be underground. The electricity is provided by Ever Source.

Mr. Ogren said that the sewer has been extended up to the high point of Lovis Avenue by Mr. Caruso and Atty McGrail said that they wouldn't want to get in the way of Mr. Caruso doing his improvements.

Mr. Ogren said that they have to revise where they will connect the forced main to and it will not be all the way down Lovis Avenue but perhaps at the high point.

Atty McGrail said that there would be too much disruption to install gas for three houses though it would be different if Mr. Caruso's development was going to have gas but they've heard that it isn't. The existing comments have been addressed as well as the new comments that the board had. A lot of the town engineer's letter was repetitive from his August letter.

Atty McGrail said that the next step is to finalize the drainage with the town engineer and to get the planning board more answers on the cable, propane and oil and to see what Mr. Caruso's time frame is regarding the coordinating of fill, etc., as they're going to try and get on schedule with Mr. Caruso.

Atty McGrail extended the time for the board to make a decision to March of 2020 and he is going to work with Ellen Grossman and some of the neighbors to get them some buffers and stuff like that.

3. Public hearing: Wildwood Street / 7 Glendale Avenue

Mr. Ogren passed out the storm water pollution prevention plan and Atty McGrail said that they made further revisions to the plan regarding the restricted area. Regarding condition #10 he and Mr. Reavis will wordsmith this condition.

Atty McGrail requests that the board consider approving this plan and it could be signed by the chairman once the language on #10 is cleaned up by him and Mr. Reavis.

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to close the public hearing at this time.

VOTED: Unanimously in favor

Atty McGrail extended the time for the board to make a decision to February 28, 2020 so it doesn't expire.

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to approve the subdivision plan for Wildwood Street at Glendale Avenue dated July 23, 2018 and last revised on December 6, 2019 by Hayes Engineering as presented to the board with the waivers and conditions to be finalized and signed off on by the chairman.

VOTED: Unanimously in favor

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

This hearing has been continued to the January 14, 2020 meeting.

5. ANR plan: 225 Vernon Street

Ken McCarthy passed out the plan and Mr. Lowry said that the plan does not meet our requirements. Mr. McCarthy stated that the surveyor thought it was in good order.

In explaining the plan Mr. McCarthy said that the little triangle of land would be going to his neighbor William Sullivan as he would like to square off his property and it's just a dead piece of land in the applicant's yard so it's a win-win for both of them.

Mr. Lowry said that the plan does not state the purpose of it and it doesn't call out the new lot line with a bold line. The offset distances are deficient but the biggest issue is the dimensions of the boundary lines and the plan does not meet the board's regulations.

Mr. McCarthy will take the plan back and will return with a correct plan in the future.

6. Topics not anticipated by the chair

Mr. Reavis passed out a z.b.a. application regarding a piece of property on Mansion Road which is seeking a variance of 83' of frontage on one lot and the second lot has 100'. His thought is that they should rehab the building and maybe put three or four units in there and that the board should respond that this is a significant building. The preservation people have been to see him and asking if there is anything he could do.

Discussion ensued on what use the lot could be used for seeing that there's not really any parking. Mr. Spaulding said that he would take a look at z.b.a. items and mark anything that seems relative to what we are doing and if he can attend the meeting he would attend for informational purposes.

Mr. Spaulding would like to send Mr. Semenza and Mr. Fowlie letters asking them to resign. It's been over a year for Mr. Semenza not being here and in February it will be one year for Mr. Fowlie; and he's already asked them for their intentions. He will draft an email and send it to Mr. Reavis in this regard.

Mr. Lowry doesn't think anybody has the power to demand a resignation.

7. Annual elections: chairperson and vice-chair

This item was postponed at this time.

8. FY'21 planning board budget

This item was postponed at this time.

9. Adjournment

A motion was made by Mr. D'Amore, seconded by Mr. Lowry, to adjourn the meeting at 8:55 p.m.

VOTED: Unanimously in favor

Respectfully submitted,

Linda J. Donaldson, Clerk