

January 14, 2020
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 7:02 p.m.

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

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

1. Minutes of the previous meeting / December 10, 2019

A motion was made by Mr. Lowry, seconded by Mr. D'Amore, to approve the minutes of December 10, 2019 as presented.

VOTED: Mr. Lowry, Mr. D'Amore and Mr. Spaulding in favor

ABSTAINED: Mr. Semenza

The agenda was taken out of order at this time.

4. ANR Plan: 120 Chestnut Street / 5 Park Avenue

Ben Weiner the vice president of Temple Emanuel was present, along with Atty McGrail and John Ogren of Hayes Engineering.

Atty McGrail explained that 120 Chestnut Street is the Temple Emanuel address and the plan is creating *lot B* between #5 Park Avenue and 120 Chestnut Street.

Mr. Spaulding commented affirmatively on the really clean plan that they submitted.

A motion was made by Mr. Lowry, seconded by Mr. Semenza, to endorse the plan of land entitled *subdivision plan of land* on Chestnut Street and Park Avenue and being a subdivision of lots numbered 3 & 5 on land court plan #4074-D by Hayes Engineering, dated 12/9/2019.

VOTED: Unanimously in favor

6. FY2021 Planning Board budget

Mr. Spaulding said that he would like the board's minutes to be broadcast and shown on WCAT. Mr. Reavis thinks this is all coming down the line once the budgets are figured out.

A motion was made by Mr. Lowry, seconded by Mr. Semenza, to approve the F'Y' 2021 planning board budget as level funded.

VOTED: Unanimously in favor

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

Atty McGrail and John Ogren of Hayes Engineering were present.

Atty McGrail said that they continue to move on and Mr. Ogren was at the con comm meeting last week which he will update the board on. A letter was received from the town engineer dated 1/9/2020 which Mr. Ogren will go through. Also, Atty McGrail knows there are some items that the planning board wants which he would like to discuss tonight as well because he feels as though he may not have the complete list.

Mr. Spaulding said that at the last meeting most of the comments were addressed.

It was stated that condition #5 is the comment that was discussed the last time where the board has a commitment with Mr. Caruso in getting the road built. Mr. Ogren said that a lot of what they had submitted to engineering was the revised calculations.

Mr. Lowry asked if there's anything that the con comm addressed which is not shown on these plans.

Mr. Ogren replied that they would like to have a 25' "No Dumping" buffer zone as well as adding some plantings and this would pertain to the house on the lot and does not have anything to do with the subdivision itself. Also, they will not be running gas into the subdivision.

Mr. Lowry asked if there would be a condition that there will not be gas lines installed due to what it would do to the streets to bring gas into the subdivision.

Atty McGrail agreed and said that if this is the case then a condition referencing "no gas" could be drawn up and he could work on this with Mr. Reavis regarding future gas on their subdivision.

In answer to Mr. Semenza the "No Dumping" area is for the wetlands area.

Atty McGrail said that the pond on lot #3 will be the responsibility of the homeowner and if they don't tend to it the town has the right to go in there and clean it.

This area could be left as grass or as Mr. Ogren said if the homeowner chooses not to mow it then it would go into its natural state.

It was noted that the wall will require a building permit and will be shown on the plans. The height of the wall at its highest point is 10' at the cul de sac and it gets shorter and shorter going in either direction. Mr. Ogren thinks they will be required to put a guard rail or fence on top of the wall.

Atty McGrail said that he will check with the building inspector to find out what the requirements are regarding the wall being on the planning board's plan first.

Mr. Ogren said that there hasn't been any definitive discussion on what type of wall will be built as this would affect if a railing would be used or a fence, etc. He will add to the plans two sections of the same scale right next to each other as Mr. Reavis suggests.

Mr. Lowry once again asked about the fill which they anticipate on taking it from the ANR's next door. He said we can't end up with trucks taking the fill out from the ANR's and then trucks bringing in fill for this subdivision and this is something that will sway his vote. This step needs to be coordinated with the ANR's that are planned and somehow locked in.

Atty McGrail said that he would bump this item up to the board's meeting on January 28th where they could know answers by then regarding the fill.

3. Public hearing: 5 Glendale Avenue / 0 Ossippe Lane

This item has been continued.

5. Set public hearing: definitive plan 10 Mansion Road

This is the old Nazareth mansion which JCG Investments purchased and plan to raze the building and build two duplexes on the property. They would need a waiver from the planning board on the frontage of one of the lots as its short by 17'.

Mr. Reavis said to advertise the public hearing twice in the newspaper would be a cost of \$500 and Atty McGrail said that he has the addressed envelopes for Mr. Reavis.

Mr. Lowry said that we should charge the developer the entire fee of \$3,500.

Atty McGrail said that the property laid vacant for eight years and it's a shame they let it deteriorate. The pool has to be pumped out as it has contaminated water in it and there's an oil tank on the property that needs to be removed.

The public hearing date was set for March 10, 2020 at 7:00 p.m. and the fee will be \$3,500. Board members signed the application form to start the clock and Atty McGrail submitted the check for \$3,500 to Mr. Reavis.

7A. Topics not anticipated by the Chair / town planner

Mr. Reavis said that the subdivision rules & regulations that are available online are incomplete and he and Mr. Lowry have been working to make those available online match the hard copy booklet. He thanked Mr. Lowry for the work he's been doing in this regard.

7B. Planning board members

Mr. Lowry said having other board members show up for the latest subdivision would be good as the board can't keep moving forward with a three member board.

8. Annual elections: chairperson and vice-chair

This item was tabled to a future meeting.

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