

January 28, 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 7:03 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 / January 14, 2020

The minutes were tabled until the next meeting.

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

Atty McGrail who was present said that he doesn't have a lot to present tonight and they're still working on the punch list items, i.e. detail on the wall and amount of fill needed, etc. He corresponded with the neighbors letting them know that there would be a continuance tonight and maybe one abutter is present.

There were no comments from the audience.

Mr. Spaulding stated that on February 25th and April 28th the board will not be meeting as he will not be available and the meeting cannot be held with only two members. The March 10th & 24th meetings as well as the first meeting in April will be three solid meetings.

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

Atty McGrail was present and stated that he has been retained as the Hannigan's attorney and that the board, his clients, the con comm and everyone have been working hard to get through this. The last time this was discussed was in November 2019.

Atty McGrail said that he met with Mr. Reavis to go over some language in the decision thinking that would be all that was needed but Mr. Reavis explained that it wouldn't as there were some things in the decision that needed to be put on the plan.

Carol Hannigan along with Chris Anderson of Hannigan Engineering were also present at this meeting and Mr. Anderson said that nothing has changed as far as the scope of the project goes. What was an issue on a previous plan was some run off from one of the drainage easements where the drainage swale with the rip rap wasn't approved by the board and the con comm agreed.

Mr. Anderson pointed out on the plan a stone wall that will be built to limit some of the disturbances as well as some screening they would do. The swale is now gone and flow from the single family dwelling on lot #2 is still flowing through the drainage easement and out into the vegetated area. With this plan the trees will not have to be removed and he pointed out that the stone wall is in line with the limit of

work line. In summary Mr. Anderson said that the changing of the drainage easement and the removal of the swale were the two main changes; and also the driveway has been narrowed to meet with the con comm concerns. The 26" oak tree was right in the scope of the Glendale Avenue Extension roadway so it couldn't be saved.

Atty McGrail said that the con comm has not seen these plans and they also do not have jurisdiction over them. He will forward them onto Jim Luciani and Elaine Vreeland and will copy Mr. Spaulding.

Mr. Lowry said that one of the concerns in removing the large oak tree is that now there will be a lot of light in the wetlands area which the board and the con comm had quite a bit of discussion about and it's unfortunate that it can't be saved. Also he does not see the "No Dumping" sign on the plan which at this time Atty McGrail said he would address.

It was noted that Bill Hannigan had mentioned a row of boulders that could be placed so a truck or car couldn't be backed into this area to dump whatever. Atty McGrail said that he would come up with some language to cover the "dumping of snow". Also the 26" oak tree that will be removed at the driveway turn around will be noted on the email that he sends.

The easements were discussed at this time which the engineer said would stay in their natural state and you only have to make sure that down the line at the discharge it stays clean. The easements cannot be trespassed on as they're in a protected area. Mr. Reavis said that the board needs wording to protect the easements.

Carol Hannigan said that she is fine in leaving the easements in their natural state as that's what they do now.

Atty McGrail will look at the verbiage used for Wildwood and draw the same thing up for this subdivision. Mr. Reavis would like to see the language for the easements before the conditions are written.

The limit of work line will be shown on the legend and the engineer will make it more obvious on the plan so it stands out. Also the erosion control will be shown on the site development plan which will be a more appropriate means than showing it on the site plan. Discussion ensued on having another plan provided showing the erosion control measures more prominent and this will be updated by Mr. Anderson.

Sheet #5 is the limit of work line and the erosion control line being shown on this sheet will be moved to the site development plan.

Much discussion ensued on language, conditions, etc., regarding changing or relocating the drainage easement.

Atty McGrail said that they could be in a position to close this out on February 11th and he will extend the time for a decision to March 31st but the goal is to get it approved on February 11th.

4A. Topics not anticipated by the chair / town planner

Mr. Reavis said that a zoning district change on New Salem Street is one of the warrant items for town meeting. Also on the town meeting warrant is a zoning map change involving The Savings Bank and the Hartshorne Insurance Company building which the bank bought and they want to straighten out some zoning lines. The third warrant article involves a zoning text change regarding a buffer requirement.

4B. Topics not anticipated by the chair / board members

Mr. Lowry said that we need to have a bigger push for board members to come to the meetings because it's a big problem only having a three member board for a very long time.

Mr. Spaulding said that it was thirteen months for Mr. Semenza before he attended a meeting and Mr. Fowlie's last meeting was last March. He will send them a letter asking if they could be available for the February 25th and April 28th meetings.

5. Annual elections: chairperson and vice-chair

The elections were postponed at this time.

6. Adjournment

A motion was made by Mr. D'Amore and seconded by Mr. Lowry, to adjourn the meeting at 8:27 p.m.
VOTED: Unanimously in favor

Respectfully submitted,

Linda J. Donaldson, Clerk