



WAKEFIELD PLANING BOARD MINUTES

February 6, 2020
APPROVED

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chair	X	Donna Martin		Victor Vinagro, Building Inspector/Co-Code Enforcement Officer	X
Dick DesRoches, Vice Chair	X	John Blackwood			
Charlie Edwards, Selectmen's Representative	X			Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Doug Stewart	X				

Others Present: Brian Berlind, Jeanne McEvoy, Arthur McEvoy, Corey Howe and Jim Miller with ClearView Community TV.

Pledge of Allegiance & Call the meeting to order

Chairman Dube called the meeting together at 7:00 and led those present in the Flag Salute.

Seat Alternates as necessary

None

Public Comment

None

Public Hearings:

Subdivision Plan Application: submitted by Bryan Berlind, Land Tech for Minor property owned by Two Top LLC, for property located at 38 Meadow Street, TM 179-37. The applicant is requesting an approval of a Minor Subdivision Plan Application to subdivide the current parcel into two lots.

Mr. Vinagro included the map drawing in the packets. Mr. Berlind said the owners of the property are Mark and Toby Morgan. The property has 255 ft. of road frontage and 1.073 acres of land and also has a dwelling. The land is serviced by municipal water and sewer. It is zoned Village/Residential. The minimum lot size is 20,000 sq. ft. and the minimum frontage is 50. Setbacks are front 20 ft and 10 ft on the sides and back. One lot would be 20,000 sq. ft. and frontage of 104 ft. It would contain the home. The second one would be .6 acres; 151 ft. of road frontage and a shed will remain on that lot. They are requesting driveways within 200 ft. of the parcel. There are a lot of driveways in that section and would require time and money to survey them and would change the scale of the property. He submitted an aerial photo that shows the existing driveways. One correction is to be made on the plan changing 39

Meadow Street to 38 Meadow Street. If the plan is acceptable, he is requesting approval tonight. Mr. Vinagro said the fees have been paid the abutters notified and the notices have run.

Mr. Edwards made a motion, seconded by Mr. DesRoches, to accept the application. (Vote 5-0)

The created lot could be residential or commercial. Mr. Dube opened the Public Hearing at 7:07. Mrs. McEvoy asked about the 200 ft. regulation showing driveways. Mr. Dube explained that if this was not waived he would have to show all the many driveways in that area on the plan. Mr. McEvoy asked what might be put on the new lot. Mr. Berlind said whatever is allowed in zoning. If a commercial building were to go there it would require another public hearing. Mr. Berlind read the waiver request for not showing all the existing driveways on the plan. Mr. Dube closed the public portion at 7:14. Mr. Berlind said all pins have been set. There was discussion about where the new driveway would be located. Mr. Berlind needs to contact the state as it's a state road. Driveway access will be a condition of approval.

Mr. Edwards made a motion seconded by Mr. Silcocks to waive the driveway requirements of 4.06 #14. (Vote 5-0)

Mr. Edwards made a motion seconded by Mr. Silcocks to conditionally approve the subdivision with all the bounds being met and the title blocks being fixed, pins being set and marked on the mylar and approval for driveway. (Vote 5-0)

Conceptual Review

Corey Howe for Howe Too Landscaping, 31 Crystal Lane, TM 213-12 commercial **Expired site plan extension.**

Mr. Howe came before the Board to request using his original 2003 site plan to be issued a building permit to finish the extension of the original building. He had received a couple of extensions over the years. The last one being up to 2010. Conditions included some landscaping, trees and grass. Mr. Howe said none of that has been done but he decided it's time to do that. He said the time was never right to complete the expansion and now it is. (three conversations taking place at once. I can't figure out what people are saying) Mr. Vinagro read, any further modifications to the modified plan or the original accepted plan will require site plan approval by the Wakefield Board. Mr. Vinagro said he has no problems if the Board approves this. Mr. Howe would need a building permit and some engineered stamped drawings. Mr. Dube said the plan is fine. There is a new septic plan, it shows where the driveway and parking would be. Mr. Dube has a problem with the abutters not being notified. This will require a public hearing. The Board will require that he install a dripline, a waterflow trench to the lowest point. He will not have to have a stamped engineer do a new site plan. Mr. Howe can just draw these things on the original plan. The Board will require a minor site plan review. The original site plan is 80% complete and they are putting the final phase on it. Mr. Howe will need to put notes on the plan about landscaping. There will be no pavement. It will be impervious gravel and he will have to write that on the plan also. Mr. Dube said this is a conceptual review and nothing either part says is binding in any way, shape or form.

Board Business

Postage increase

A public hearing has to be held, this will take place at the first meeting in March.

Boundary Line adjustment Plan - discussion on condition

Daniela Cirstea, 545 Bonneyman Rd. compliance issues.

Mr. Vinagro said the water from their well was overflowing and flowing into the street, they capped the well and that took care of the problem. Mr. Vinagro received a phone call that water was coming out of their garage. He and the fire department entered the home and water was pouring out of the wall and the electrical was right next to it with live wires hanging all over the place. There was an old well line coming into the house that blew. That was capped along with the one across the street where the line came from. The Assessing Department told Mr. Vinagro that the house was advertised as a two-

bedroom house and they had done a lot of work without permits. The ZBA had granted them a variance with the following conditions: There will be a state approved septic system, there will be no further encroachment towards Bonneyman Road, the home will remain as a one-bedroom home. He spoke to the owners he had a two-bedroom septic plan. He let them know it could never be more than one-bedroom and the septic system should have been installed prior to the sale of the house. A Cease and Desist was placed on the house and he let the relator know. They called Eversource and had the power shut off. The owners are now calling wanting to put it back on the market. Mr. Vinagro says the septic system needs to be installed. Mr. Dube said we can not stop people from selling a house even with a cease and desist on it. What we have to make sure is that we get this letter to the owner and tell him he has a one-bedroom house. Mr. Vinagro said the owner wants to know if there is anything he can do to make it a two-bedroom house, Mr. Dube said he'd have to go back to the ZBA for a variance and there has already been a decision.

The Assessing Department said that some people who have been granted approved lot line adjustments haven't changed their deed to reflect the boundary line adjustments. Mr. Vinagro will get Mr. Sagers advice and the SRPC's

Approval of previous meeting minutes

Mr. DesRoches Made a motion, seconded by Mr. Silcocks to approve the minutes of January 16th, 2020. (Vote 4-0-1)

Correspondence

None

Public comment

Mr. Miller said that Mr. Vinagro had contacted him about doing a video explaining the Planning Board warrant articles and he did a wonderful job. The Board expressed their appreciation to Mr. Vinagro.

Set next meeting date

February 20th, 2020

Adjournment

Mr. Silcocks made a motion, seconded by Mr. DesRoches, to adjourn the meeting at 8:00. (Vote 5-0)

Respectfully submitted for approval at the next Planning Board meeting,

**Priscilla Colbath
Planning Board Secretary**