



WAKEFIELD PLANING BOARD MINUTES

March 19, 2020

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chair		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: Corey Howe, Dino Scala, Kerry Fox and ClearView Community TV.

Pledge of Allegiance & Call the meeting to order

Vice Chairman DesRoches 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

Postage Increase for Abutters Notices The Town of Wakefield Planning Board is requesting an increase to abutters notice fees for Certified Return Receipt mail on all applications to cover the cost of the postage rate increase. The abutters Notice fees will increase from \$6.80 to \$6.90. An increase of .10 cents.

Mr. DesRoches read the notice aloud. He opened the Public Hearing at 7:01. There were no comments, so he closed the Public Hearing at 7:01.

Mr. Edwards made a motion, seconded by Mr. Silcocks to approve the rate increases. (Vote 4-0)

Boundary Line Adjustment Plan Application submitted by Kerry M. Fox for property TM 57-26, 14 Morin Point Road owned by Kratt Family Revocable Trust, property TM 57-22, 13

Morin Point road owned by Romano Revocable Trust and property TM 57-23, 13 Morin Point Road currently owned by both of the applicants. The applicants are requesting an approval of Boundary Line Adjustment Plan Application to equally split a vacant lot (13 Morin Point Rd.) and add to their existing lots.

Mr. Fox pointed out on the map the two properties involved. They are looking to make non-conforming lots a little more conforming. Mr. Edwards said this would eliminate one of the homes on the lake so it would actually benefit the lake. Mr. DesRoches opened the Public Hearing at 7:05. There were no comments, so he closed the Public Hearing at 7:05. Mr. Vinagro said the application is complete, the fees have been paid, abutters notified, and the public notice has run. Mr. Fox explained to Mr. Edwards where the property is located.

Mr. Stewart made a motion, seconded by Mr. Silcocks to accept the application. (Vote 4-0)

Mr. Silcocks made a motion, seconded by Mr. Edwards, to approve the application with the following conditions, set the pins and mark the mylar. (Vote 4-0)

Minor Site Plan Application Submitted by Cory Howe for property owned by Steven E. Howe, Trustee at 31 Crystal Lane, Tax Map 213-012. The applicant is seeking approval of a Minor Site Plan Application to add a 60' x 40' addition, a septic system and landscaping to his commercial business.

Mr. DesRoches opened the Public Hearing at 7:08. Mr. Howe said at the last meeting it was suggested that he draw the septic placement on the map and dripline trenches, drainage around the front of the building, the proposed gravel drive with drainage around it funneling the water into the culverts, a 30x30 concrete slab there now that wasn't on the original plan, a few trees and areas that will be loamed and seeded. The pavement has been removed and the parking spots out back have been eliminated. Mr. DesRoches asked about the four feet deep twelve-inch-wide dripline trenches along the eaves of the building and what the drainage swales would look like and if they are there now. Mr. Howe said they are not there now.

Mr. Silcocks told him that he didn't want his dripline trenches to be four feet deep because that would defeat the purpose of having the water go into the ground rather than pour off. It was determined that the dripline would be twelve inches deep and four feet wide and the water that doesn't drip from the dripline will be directed to a culvert that meets up with other existing culverts. Mr. Silcocks suggested installing a six-inch baffle that will catch some of the existing property. Mr. Howe was told that the idea was to not allow water to runoff to neighboring properties. Mr. Howe said the property is very sandy. Mr. DesRoches recommended using riprap at the end of the driveway instead of crushed stone. Mr. Howe said he could change it to bigger stone. A septic system will be installed. Mr. DesRoches closed the Public Hearing at 7:17. Mr. Vinagro said the application is complete, the fees have been paid, abutters notified, and the public notice has run.

Mr. Silcocks made a motion, seconded by Mr. Edwards to accept the application. (Vote 4-0)

Mr. Howe said he has approval for the septic system. The original approval hasn't expired.

Mr. Edwards made a motion, seconded by Mr. Silcocks, to approve the application with the condition that the swales will be riprap. (Vote 4-0)

Conceptual Review:

Two Top, LLC; 38 Meadow St. discussion of possibilities for property.

No one present

Approval of previous meeting minutes

Mr. Silcocks made a motion, seconded by Mr. Stewart, to approve the minutes of February 6, 2020. (Vote 4-0)

Board Business

The Board signed the mylar for Two Top, LLC subdivision.

Mr. Vinagro said he had received a building application for a home on Canal Road in the old George Szirbic subdivision each being three acre lots. He received a citizen's complaint that they are clear cutting the lot. The planning Board and the Conservation Commission had set forth that there would be a thirty-foot buffer. Mr. Scala came to the Board to ask, for Mr. Tremblay, what he could do with that buffer area. The Board said he could clean up the area and it's mentioned twice in the minutes that the lot couldn't be clear-cut. He spoke with Mr. Tremblay and he's willing to regrow it. Mr. Vinagro does not want to slow Mr. Tremblay's construction at all but believes he does need to replant. Mr. Silcocks said they did say several times he could thin the tress but not clear cut. Mr. Scala talked to Mr. Tremblay and because he couldn't be at the meeting, he gave Mr. Scala permission to say the following: He is going to be planting twenty hardwood trees and already has them priced out by a company. They will cost him about \$300 per tree and he will defer to the board as where they want them to be placed. He is more than willing to plant the trees. Mr. Scala does not know the size of the trees. He said his name is referenced quite a bit in the minutes so he told Mr. Tremblay that he would go to the Planning Board and refresh anyone's memory. He feels the Board has a good grasp on what transpired. Mr. Vinagro said he could tag this to the condition of occupancy and the Board saw no issue with that.

Mr. Silcocks feels the Board should review the plot plan and where everything will be placed. Mr. Edwards said he would like to see a plan for the new trees. He figures he will lose 5 of the 20. He said Mr. Vinagro also should check in a year to see how the trees are growing. Mr. Scala said Mr. Tremblay's original concern was dead wood, and soft wood because he didn't want pine trees for the yard. Mr. Scala said the company will bring in the trees, plant them and care for them. Mr. Edwards said if Mr. Tremblay is willing to do all this he seems like a pretty honest guy and we should help him. He made a mistake and we should forgive him. Mr. Scala wishes to step out of the middle because he no longer has the property for sale. Mr. DesRoches said we'd like to see a plan, a description and size of the trees and the maintenance plan and the thirty-foot buffer restored. Mr. Silcocks would like the plan emailed to the Board. Mr. Edwards said you cannot take an official vote by email. The building permit has not been approved yet. Before Mr. Trembley gets his occupancy seal the trees have to be in. This will keep him moving along with construction.

Correspondence

None

Public comment

None

Set next meeting date: April 2, 2020

Adjournment

Mr. Edwards made a motion, seconded by Mr. Silcocks to adjourn the meeting at 7:43

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary