

*Approved 8.11.16*

TOWN OF WENHAM

Planning Board  
Meeting of June 9, 2016  
Wenham Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Planning Board was held on Thursday, June 9, 2016 at 7:30 PM in the Selectmen's Meeting Room.

With a quorum present, Mr. Geikie called the meeting to order at 7:30 PM.  
Board Members Present David Geikie, Chair; Stephen Kavanagh; Don Killam; Virginia Rogers  
Not Present: Minot Frye, Vice Chair;  
Also present: Anthony Fields, Interim Land Use Catherine Tinsley, Recording Secretary

Public Information:  
Agenda

**New Business**

60 Arbor Street – Revised Preliminary Subdivision Plan Dated May 12, 2016

Present: Jeffrey Hamilton, property owner/ contractor  
John Decoulos, Engineer, Decoulos Engineering, Danvers, MA

The Planning Board considered the proposed changes made to the plan for 60 Arbor Street including the increase of the radius of the driveway entrance. A driveway is being installed in lieu of paved street to reduce water runoff. The Engineer confirmed there would be no additional water spillage onto Arbor Street as a result of the project. The Board noted some concerns with the septic plan approved by the Board of Health for a four-bedroom system. The Chair will speak with the Health Agent.

The Board asked that the waivers suggested by the Planning Board be shown on the plan.  
Mr. Hamilton agreed to round the corners of the driveway for better sight lines.  
Mr. Geikie reiterated that this was a preliminary plan.

*VOTE: Mr. Killam moved, and it was seconded, to approve the preliminary, revised plan dated May 12, 2016 for 60 Arbor Street as amended and presented. The motion carried unanimously.*

**Referral of 198 Topsfield Road** for Planning Board consideration – potential special permit for earthwork.

Residents present:  
Anthony & Katti Analoro, 198 Topsfield Road  
Barbara Clark, 7 Daniels Road  
Raymond Bucci, 5 Daniels Road  
John Anderson, 190 Topsfield Road  
Mitchell & Michelle Marcotte, 194 Topsfield Road  
Guenther Anger, 200 Topsfield Road

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Ms. Clark and Mr. Bucci were present to speak to their complaint of the volume and quality of water in a ditch that runs through their property. The ditch was excavated around 1974 to alleviate flood conditions. It was noted the water ran clear until recently. Photos were presented showing thick green algae. The letter of complaint dated March 31, 2016 suggested that soil brought on site at 198 Topsfield Road contributed to the change.

Mr. Analoro, 198 Topsfield Road, was present and confirmed he added about 2 inches of top soil for the purpose of creating a lawn and doubted the work he did caused algae in the ditch or saturated the ground.

He referred to Topsfield Road, noting there is poor drainage and no berms in this area of the hill and water cascades down the hill, saturating the ground.

It was also noted that a family of four moved into a home in which there had been one person living, which increases the ground water.

The Planning Board agreed to follow up on having the water diverted into the Town's drainage system or engage an engineer to consider other options to control the run off.

**Minutes** – April 28, 2016 workshop; March 10, 2016

The minutes were held for review.

### **Administration**

The re-organization of the Board will be on the next agenda when it is anticipated to have a full board.

Mr. Field gave a general overview of the status of the Lakeview property, Penguin Hall, and Spring Hill.

### **Adjournment**

The Board unanimously adjourned at 9:53 PM

Respectfully submitted by

Catherine Tinsley  
13 June 2016