



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
March 12, 2024 | 7:00 p.m.

ITEM 1 | Call to Order 7:00pm

Attendance: Chair Theo Noell, Matt Lowry, Bill Spaulding
Senior Planner: Samantha Elliott
Clerk: Susan Auld

ITEM 2 | Approval of Minutes – February 27, 2024

Motion to accept minutes dated February 27, 2024 by Matt Lowry, Second by Bill Spaulding
Motion passed 3-0 by roll call vote

ITEM 3 | MBTA 3A Communities – Citizens Petition – Set Public Hearing

Motion to Set Public Hearing for Tuesday April 9, 2024 by Bill Spaulding, Second Matt Lowry.
Motion passed 3-0 by roll call vote

ITEM 4 | Public Hearing - Self Storage Facility Zoning Bylaw – 7:10pm – 8:20pm

Atty Brian McGrail presented on behalf of 50 Quannapowitt Parkway and Capozzoli Enterprises. Chris Capozzoli owner of the property and John Ogren from Hayes Engineering also present. Amend the Zoning Bylaw Map, adding an Overlay District, after Special Permit and Site Plan approval.

Daniel Lieber – 1 Elm St., Chair of Bylaw Review Committee, has had a chance to review as a Board and seemed to have no opposition to it. Will be in front of this Board on April 1, 2024. Feels it is an appropriate use for this property.

Chris Murphy – 129 Water St. – spoke on behalf of the Capozzoli family. Feels they do a beautiful job with their properties.

Bill Spaulding – concerns with shadows on the lake, runoff to the lake/wetlands, looking forward to a low-impact building in this space. In favor as presented. Appreciated the feedback from Dan Lieber and the Friends of Lake Quannapowitt.

Matt Lowry – how many people will be working at this facility? Generally, not in favor of a dead building in high profile space. Would hope something other than a large lawn would happen at this property. Feels there's better use for this space. Access to loading facility? Explained the proposed interior loading area. No outdoor storage of boats or vehicles? No, not allowed. Would like language added stating this.

Chris Capozzoli – explained this facility is the only thing that works here due to wetlands. The land doesn't support a restaurant, multi-use or parking.

Theo Noell – more active use of the green-space, the gateway aspect to the town/community asset. Understands the limited use of the site.

Bronwyn Della Volpe – 8 Cyrus St – how far is the building from the wetlands? The closest part is the proposed parking area. Atty McGrail explained the wetland line and it will be in front of the Conservation Commission. Agrees this is the gateway to Wakefield and probably not the best place for this.

Continued to Tuesday, March 26, 2024 meeting



ITEM 5 | Public Hearing – Marijuana Overlay District – 8:20pm – 9:12pm

Atty Michael McCarthy presented Marijuana Establishment Overlay District.

Showing the map of the area at 12 Teal Rd.

Matt Lowry – who is the applicant? The owner of the property is Michael Clifford. Do they have other facilities? They do not. Site seems small. Is there much parking? Adequate parking can be on site.

Bill Spaulding – Odyssey School is far enough away. Jamsport is the neighboring site. Feels this is spot zoning. Atty McCarthy explained this is not.

Julie Scott – 4 Central St – 107 Audubon Rd there is an autism school. Read from Senate Bill 58. Doesn't feel this mass cannabis commission is working for the State. Concerned with this proposal.

Dan Lieber – 1 Elm St – briefly discussed at a Bylaw Review Committee meeting, will be on agenda for the April 1, 2024 meeting. Does not support the current proposal.

Don Valerio – why in Wakefield? There are so many more around. For this reason, against it.

Marcy McCauley – 32 Walden Rd – cannot support this article. Requesting that the Planning Board not support this article without further research.

Laurel Gourville – 33 Reynolds Rd, Chair Board of Health – we have offered substance abuse prevention coalition for some time. As a nurse practitioner she is not in favor of any dispensary in Wakefield.

Matt Lowry – easy on easy off 128, however, there will be impact in traffic? Doesn't see how this property would work. Parking problems. A good distance from Police Station if there's a problem.

Theo Noell – need for advanced public safety? No indication historically answered by Atty McCarthy.

Julie Scott – 4 Central St – public safety response time to this part of town is the longest. Issues with robberies?

Continued to Tuesday, March 26, 2024 meeting

ITEM 6 | Items Not Anticipated by Chair

Bill Spaulding – Bike/Ped Plan was approved last night at the TC meeting with a 5-2 vote.

Theo Noell mentioned the TC Approved using some grant funds to help INspire Café. April 23rd meeting cancelled, would like to schedule a meeting for Tuesday, April 30th to elect new officers. Will finish drafting the annual report.

ITEM 7 | Adjournment 9:16pm

Motion to adjourn by Bill Spaulding

Second by Matt Lowry

Motion passed 3-0 by roll call vote

Notes |

- **MBTA Communities - Planning board resources and public forum**
<https://www.wakefield.ma.us/mbta-community-zoning-project>
- **Revised Subdivision Control Rules and Regulations - the Planning Board is continuing to revise these with input from the Board and Building Department.**
- [2033 Master Plan Project](#) - check out our Master Plan Project currently in development.
- [Wakefield Zoning Bylaw Review Committee](#) - work is underway.
- **April 23, 2024 – Town Elections – No Planning Board Meeting**
- **Next scheduled meeting March 26, 2024 7pm.**

