



TOWN OF WAKEFIELD

TRAFFIC ADVISORY COMMITTEE

Traffic Advisory Committee Meeting Minutes

February 10, 2023

8:30 AM via Zoom

ITEM 1 / Call to Order

8:31 AM

ITEM 2 / Attendance

Present: J. Anderson, S. Maio, J. Conway, W. Renault, D. Benjamin, L Benjamin, M. Kealey, T. Wilson

ITEM 3 / Pledge of Allegiance

Led by: Dan Benjamin

ITEM 4 / Public Engagement

Any member of the public who wishes to address the Traffic Advisory Committee is asked to submit any comments or concerns to <https://www.wakefield.ma.us/publicparticipation> at least two hours prior to the start of the meeting. Alternatively, members of the public are invited to participate via the Zoom virtual meeting, using the instructions listed above.

Resident of Main Street is having concerns with the turning movements from Main Street to Green Street. W. Renault and M. Kealey to review.

ITEM 5 / Approval of Meeting Minutes

April 29, 2022 W.Renault approved, second by M. Kealey, All in Favor.

June 24, 2022 W.Renault approved, second by M. Kealey, All in Favor.

ITEM 6 / 10 Broadway New Development

Traffic Impact Assessment and site plan review for proposed four story, 124-unit multifamily housing development.

Attorney Brian McGrail representing KIMCO, owner of 10 Broadway. They are proposing 124 Units on the 2.2 acre lot. 76 one-bedrooms, 43 two-bedrooms, 5 three-bedrooms. 18 percent would be affordable housing (24 units) Propose 2 curb cuts along with a parking garage and parking in back and on the side of the building. Loading area will be in the back and trash will be wheeled out to the curb.

Per Brian McGrail this project will not meet the "parking requirements" needed per the Town. (short by 45 spaces) The project will need to be reduced to around 105 units.



Trip Generation Comparison: Current Health Club vs New Building

Morning trips – 59 trips vs 39 trips

Evening trips – 74 trips vs 44 trips

*Reduction in commuter traffic levels

*Residential use situated one block from MBTA 137 bus on Main Street and ½ mile from Wakefield Station (North Street)

*Improvements in intersection operations due to reduction in traffic volumes.

*Reduction in entering turns into the site both in the morning peak hour and evening peak hour as a result of the project benefits traffic flow on Broadway & North Ave.

S. Thorton was happy with the traffic assessments regarding the location of the MBTA stops.

Lt Anderson likes the proposed project, but does have concerns with the traffic in the area. W. Renault will explore improvement options such as adding a signal or maybe another lane of traffic.

M. Kealey suggests improving the site distance lines. Cut the scrubs for better site views.

No Public Comment.

ITEM 7 / 314-330-336 Salem Street New Development

Traffic Impact Assessment and site plan review for proposed four story, 19-unit apartment building and one new single-family home.

Per J. Ogren, Project Manager, Hayes Engineering – It will be a 4 story building with 19 units. Parking on the first floor for 24 cars, and 9 more spaces outside. They are required to have 29 spaces and they will have 33 in total. The property has 3 curb cuts, which they will close 2 of them. They will tie into the towns water & sewer on Salem Street.

Bill from Hayes Engineering said that the access point to the property will be away from the Lowell St/ Salem St intersection. One driveway will access all 3 properties.

W. Renault will move the crosswalk to in front of the building, remove ramps and replace it further up Salem St. He is asking for a developer contribution to fund this.

J. Anderson is happy with the elimination of 2 curb cuts. It will be much safer for pedestrians.

No Public Comment.

Item 8 / 369-371 Main Street New Development

Traffic Impact Assessment and site plan review for proposed restoration of existing building and development of a new three story, multifamily housing development. Total of 20 proposed residential units between both buildings. The building will connect though the 3rd floor. The restaurant will be located on the lower level with cathedral ceilings and on part of the 2nd floor.

Atty B. McGrail representing the new owners Kington Block LLC

Project Traffic Summary

*Project represents increases of 4 trips during the morning peak hour and 3 trips during the evening peak hour.

*No changes in LOS as a result to the project.

*The residential use part is situated 2 blocks from the MBTA 137 bus stops on Main Street, less than ¼ mile from the Wakefield Station on North Ave.

*The residential parking demand will be accommodated on-site. Restaurant parking demand is expected to be able to be accommodated on-street.

Lt. Anderson is not considered with traffic, but is concerned with the parking. They will not be allowed to buy extra parking spaces.

W. Renault wants to make sure the developer does updated sidewalks and that they are ADA compliant.

M. Kealy would like to be updated by W. Renault on the parking study done on the downtown envision project. He has concerns with the 80 seat restaurant and where the patrons will park.

They would also like the loading zone to be on Chestnut Street and not on Main Street.

No Public Comment.

Item 9 / Northeast Metro Tech School

Review traffic plan/roundabout for proposed vocational school.

David Conway from Nitsch Engineering submitted a new plan for review. They moved it farther south and added sidewalks to the North side of the driveway leading out to Farm Street.

W. Renault is happy with the new version of the roundabout and the sidewalks being added, but has concerns with the handicap ramp. More information on this will be discussed at the next Commission on Disability meeting scheduled for March 6th.

Public Comment – Bob Brooks, resident of Wakefield, asked if there was an updated traffic report done recently. Per Byran, the traffic study has not been re-done at this time.

Another resident asked if there would be a traffic light installed? Per W. Renault there will be no traffic lights, just the roundabouts at each of the 2 schools. NEMT and Wakefield High.

W. Renault also asked Nitch about extending sidewalks to the guard shack and if there will still be access to the Breakheart Reservation.

Lt Anderson requests signage be placed at the end of the access road.

Item 10 / 69 Foundry Street No Parking Restrictions

Request to consider the relocation or modification of current no parking restriction.

Michael Jacobs, resident, has safety concerns with the no parking restriction. Per W. Renault the signs should be placed 10ft from the edge of the driveway and put in the towns ROW. This needs to be go in front of the Town Council.

W. Renault approved, second by Lt. Anderson. All in favor.

Item 11 / Matters Not Anticipate for Agenda

Any matters not anticipated prior to the 48-hour public notice requirement necessitating immediate action by the Traffic Advisory Committee.

Dan Benjamin would like to see baluster's placed in front of certain stores/businesses for safety.

Meeting adjourned at 11:31 A.M.