



# TOWN OF WAKEFIELD

## PLANNING BOARD

MEETING MINUTES  
February 13, 2024 | 7:00 p.m.

### ITEM 1 | Call to Order – 7:02pm

Attendance: Chair Theo Noell, Jim Hogan, Matt Lowry, Bill Spaulding, Kevin York  
Community & Economic Director: Erin Kokinda  
Clerk: Susan Auld

### ITEM 2 | Approval of Minutes – January 9, 2024 and January 23, 2024

Motion to accept minutes dated January 9, 2024 by Kevin York, Second by Bill Spaulding  
Motion passed 5-0 by roll call vote  
Motion to accept minutes dated January 23, 2024 by Matt Lowry, Second by Bill Spaulding  
Motion passed 5-0 by roll call vote

### ITEM 3 | Self Storage Facility Zoning Bylaw – Set Public Hearing

Public Hearing Date set for Tuesday, March 12, 2024 at 7:10pm until 7:55pm

### ITEM 4 | Public Hearing - MBTA 3A Communities Overlay – 7:15pm – 9:25pm

PB member Jim Hogan presented information.

Tania Roberts – 11 Murray St – owns multi-family on Albion St. Concerned with the historic houses involved in this district. Confused why Foundry St/Bartley St areas are not included. Questioned the size of the proposed district. Why does this need to be so big?

John Sofia – 6 Whittemore Terrace – would like different choices A/B and hopes this is rejected at Town Meeting. This compliance to State mandate is in no way accepting what you have proposed.

Joe Tavano – 23 Eaton St – stated this is general residence district. Setbacks all the same. What about the parking? Believes this district is already overcrowded. Going to make a tough area worse.

Bronwyn Della-Volpe - 8 Cyrus St – Church St/Historic area unconscionable to include older houses in this district. Hasn't heard a rationale reason that this is good for Wakefield. Why does this committee believe expanding the minimum requirements is good – please explain. Believes driving business to downtown is not a reason for this area. Why not consider Greenwood?

Julie Scott – 4 Central St - Traffic Advisory concerned about parking. Would like the map changed to include Greenwood.

Michael Barrett – 5 McDonald Farm Rd – believes if North Ave or Albion St were included this could be less impactful to the historical significance.

Karen King – 91 Cedar St – changes in this circle in the last 5 years due to 40B are unprecedented. Very few reasons to go downtown. Traffic around this area as well as parking are already impacted and this area can't take more. It will do more harm than good especially if you want to add more units than required.

Jane McConnell - 59 Cedar St – number beyond the requirement will impact the traffic flow as well as parking in an area that is already overcrowded.



Mike McLane – 19 Fairmount Ave – supports doing the minimum. Would like some of Greenwood looked at. 40B is a huge issue here. Worried about the character of the community. Is not in support of the current plan.

Bill Merullo – 4 Karl Rd – what are the benefits to the current residents with this program? Taxes aren't going to go down, turning into a City. Traffic in this town is already ridiculous within this area. No enforcement with parking. Increasing density. Forego complying to State mandate to maintain character and quality of life in this town.

Rich Stewart - 157 - Salem St – if this gets voted down – what will the something else be if this fails at Spring Town Meeting? What's Plan B?

Bob Vincent – 22 Flanders Lane – went over parking bylaw and suggests modifying as well as the height.

Dave Stransky – 3 Bennett St – offering the prospective of living in a new building in town. Getting out of Boston, able to purchase, walkability in town is amazing, in favor of this plan and has benefitted from this type of housing.

Eleanor Axelrod – 19 Sheffield Rd – moved from Walnut St because it was too dense. No place for Seniors to go – doesn't see selling a single-family home to purchase a unit within a 4 unit. Clarification of Foundry St not being included and lot. Water shed map of Crystal/Foundry St.

Don Dusenberry – 23 Parker Rd – doesn't understand why this isn't broken into 2 votes – minimal and what working group recommends. Traffic will not be mitigated. Can't see how this will pass at Town Mtg.

John Sofia – 6 Whittemore Terrace – few different choices and put your biases on 3 – need alternatives.

Public hearing will continue Tuesday February 27, 2024 at 7:15pm

#### **ITEM 5 | 154 & 158 Salem Street Preliminary Subdivision Plan – 9:25pm**

Atty Brian McGrail – representing owner of the properties Nicholas Leo. Rich Williams from Williams & Sparages Site Civil Engineer of Middleton present. Brian McGrail went over Engineering Departments memo; Requested Waivers Comments, Public Right-of-Way, Water comments, and Drainage. Will also address sidewalks with Town Engineer and present at the next meeting Tuesday, February 27, 2024.

#### **ITEM 6 | ANR Plan for 0 Old Nahant Road and 79 Old Nahant Road**

Atty Brian McGrail and John Ogren from Hayes Engineering presented.

Bill Spaulding – any issues with water or slope on side of property?

Matt Lowry - Motion to endorsed the plan of land 0 Old Nahant Rd prepared by Hayes Engineering dated February 5, 2024. Second by Bill Spaulding

Motion passed 5-0 by roll call vote

#### **ITEM 7 | Items Not Anticipated by Chair - 9:47pm**

Public Hearing Date set for Marijuana Overlay District, Tuesday, March 12, 2024, 8:00pm until 8:45pm

Bill Spaulding/Matt Lowry – comments regarding public hearing process going forward

#### **ITEM 8 | Adjournment - 9:54pm**

Motion to adjourn by Bill Spaulding

Second by Jim Hogan

Motion passed 5-0 by roll call vote

- 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 February 27, 2024 7pm.