



TOWN OF WAKEFIELD

MBTA Communities Thirteenth Meeting

December 19, 2023

7:00 pm

Via Zoom

Attendance: Erin Kokinda (Town of Wakefield), Jim Hogan (Planning Board), Robin Greenberg (Environmental Sustainability Committee), Julie Smith-Galvin (Town Council), Greg McIntosh (ZBA), Matt Bown (resident)

Absent: Greg McIntosh (Zoning Board of Appeals)

ITEM 1 | Call to Order- 7:01 PM

The meeting was called to order at 7:01 p.m. by Jim Hogan.

The meeting is being recording and closed captioning is available.

Town Administrator provides a thanks to the group for their work, run throughs the schedule to be ready for Spring Town Meeting. Clarification on the process (including dates, sponsoring article, meeting with the Bylaw Review Committee). Clarification on what is being presented at Town Meeting when it comes to this district, as due to public feedback on wanting smaller districts and looking at the Greenwood area. By January 22, 2024, we should have a confirmation of who will be sponsoring the article and things should be set for that meeting (map and bylaw). If it is the Planning Board, they would have to take the vote to sponsor the article at their January 9, 2024 meeting. We need to make sure that the Planning Board does a report to Town Meeting. If they do not, it can not come back to Town Meeting for two years. Suggests during this process, that the Planning Board hosts a meeting with the Bylaw Review Committee. Looking at different areas and maps is up to this group but want to make sure we have something that will pass at Town Meeting. Also, need to be mindful of zoning change bylaws as they need to go to the Attorney General for approval so we want to try to get this through in the Spring as the Fall it will be tight due to the turnaround from the Attorney General. He personally thinks by adding other parts of Town to the map will help it passing at Town Meeting. Talks about how the mapping would work if you wanted to make the area smaller at Town Meeting, any bigger may not work. Discusses the pros and cons of this group (MBTA Communities Working Group), Town Council, or the Planning Board. We need to have a vote from the Planning Board.

ITEM 2 | Approval of Minutes from November 21, 2023- 7:26 PM

Matt Lowry motion to accept the meeting minutes as presented, Matt B. second. Roll Call vote- 6-o, one absent.

9:29- Motion to adopt proposed five district by Matt Lowry, 2nd by Julie Smith Galvin.

ITEM 3 | MBTA Communities Working Group Discussion- 7:27 PM

Review Comments and feedback from the three public meetings on October 24, 2023, November 14, 2023, and December 12, 2023.

Jim Hogan provides overview of the comments and feedback from the three public meetings. Some of the feedback consisted of, number of residences expressed concern of the top down approach from the state, traffic impact, parking, valid concerns on how the bylaw will play into the design approach on the parcel sizes, would like minimum compliance, potential districts in Greenwood, historical preservation, impact on 40B, believe this is a good approach, understand the need for housing, etc.

The Working Group discusses takeaways from what they saw and heard at the public meetings, and how we proceed. Matt Lowry points out that this zoning change gives homeowners more options on what to do with their land and less restrictions, but then people are saying this mandate is controlling the Town more. Group discusses other things they heard when we had a board and information table at Town Meeting.

7:41 p.m.- Erin provides the MBTA Communities Working Group with alternative mapping models (with the compliance model numbers) based on feedback received at the info sessions as well as input from Town Council.

Jim throws out the question to the group do we want to expand to Greenwood, and remove chunks of the map by Wakefield Station? The group looks at the different map proposals that Erin put together.

The group discusses the Greenwood area, including ledge concerns & topography (which was brought up at one of the public information sessions), elevation.

Discussion on the removal of certain areas within our five-district proposed map at Wakefield Station, and how some of those areas are served by not only by the commuter rail but also the bus station. Also, the Greenwood area does not have the amenities that Wakefield Station area has (Farmland, CVS, etc.) and we would be promoting more people to get in their car. Compared the Wakefield Station area to the Greenwood area on the breakdown of housing types (single-family vs. multi-family) and how Greenwood is made up more of single-family. The group seems to be in consensus that they want to concentrate the district to the downtown area as it has the amenities needed and is more walkable/bike friendly. Continued conversation on why this group is still leaning towards the proposed Wakefield Station district. Greenwood just does not make sense at the current time and the 3A is not the right tool for zoning changes down there due to density calculations and neighborhood character.

In-depth conversation on parking and dimensional requirements and how this would work with what we are proposing and what language what needs to be covered in our chapter to make sure it is clear and separate from our current parking regulations and

site plan review. Erin shows the examples the Engineering Department did to show what parking would look like with certain building sizes and dimensions and what works.

Erin brings up the maps again, as she wants clarification on having other examples which are closer to the minimum figures so best prepared for Town Meeting. Group reviews different scenarios. Erin is going to play around with some different mapping and will send to the group for review at next meeting.

8:40 PM- Draft Bylaw Review

Jim runs through the current draft bylaw with the edits. Discusses comments and revisions that are in the document from Erin and Steve Maio. Deeper conversation about dimensional regulations, parking, bike parking, native plantings, lighting, severability section, and then new definitions that need to be added to the Zoning definitions.

9:24 PM- Next Meeting

Discussion on our next meeting to best prepare for the Planning Board and Town Council referral from this working group. This includes the district we have proposed with a backup map and our draft bylaw.

9:28 AM- Roll call vote on the proposed map with the five sections being referred to the Planning Board for their January 9th meeting. The Planning Board to sponsor at Spring Town Meeting. Motion by Matt Lowry, Second by Julie Smith-Galvin. 6-0 passes.

The group needs to meet prior to the January 9th Planning Board meeting to finalize the draft bylaw. Group will meet on Wednesday, January 3, 2023 at 7:00 PM.

ITEM 4 | Items Not Anticipated

Nothing.

ITEM 5 | Adjournment

Robin Greenberg motioned to adjourn. Julie Smith-Galvin second. Meeting adjourned at 9:34 pm with 6-0.

Respectfully submitted,

Erin Kokinda