



TOWN OF WAKEFIELD

MBTA Communities First Meeting

April 4, 2023

7:00 pm

Lucius Beebe Memorial Library, Board of Trustees Room
345 Main Street, Wakefield, MA

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

Call to Order: Erin Kokinda and Jim Hogan called the meeting to order at 7:04 PM

Introductions: Attendees go around the room and introduce themselves and their respective boards.

Overview of Process: Erin Kokinda and Jim Hogan give an overview of the process moving forward and the schedule. Erin K. brings up the posting of meetings, public participation, and Zoom vs. in-person. Moving forward we will post the meeting and hope to have a Zoom option as part of it.

MBTA Communities Overview Presentation: Jim Hogan provides the background on the MBTA Communities and what districts may look like in our community and if we don't comply the negative impact it could have on our community. This is the same presentation that he gave to the Planning Board, ZBA, Town Council, and Environmental Sustainability Committee.

Wakefield 3A/MBTA Multifamily Zoning Initial Model Tests- Ezra Glenn gives an overview of initial model tests that he has done for compliance. $\frac{1}{2}$ and $\frac{1}{4}$ mile from Wakefield Station and Greenwood Commuter Rail Station. Explained the compliance model and our results. Explains how he has been working with Erin K. with different models.

Open Discussion about MBTA Communities/Compliance Model: The discussion was opened up to the working group on their initial thoughts. Group wants to make sure that we implement our Master Plan, Housing Production Plan, and Open Space and Recreation Plan. Wants cohesiveness with each of the different processes. Make sure we look at bylaw recodification. Look at parking and car reduction and density along the MBTA corridor, and the Greenwood area. Promote walkability and be mindful of historic structures.

Current Zoning and Table of Dimensional Regulations: Erin K. presents our current zoning districts and map, table of dimensional regulations, and 190-32 multifamily, mixed-use district.

Takeaways from the Meeting: Erin K. and Ezra G. will regroup and look at the different areas along the transit lines (train and bus), specifically the Greenwood area. The next meeting is on April 18th at 7:00 PM.

The meeting adjourns at 8:45 PM