



## TOWN OF WAKEFIELD

MBTA Communities Second Meeting

April 18, 2023

7:00 pm

Lucius Beebe Memorial Library, Lecture Hall and via Zoom

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) Absent: Matt Bown (Resident)

**Call to Order:** Forgot to call the meeting to order.

**Erin Kokinda** brings the group together again and gives an overview of the last meeting and found it to be very productive and asks the group if they have any thoughts. Erin, Ezra, and Jim had a meeting to discuss what we needed to accomplish for this meeting and moving forward, specifically to density.

**Minutes:** Decide to hold off on voting on minutes until the next time we meet.

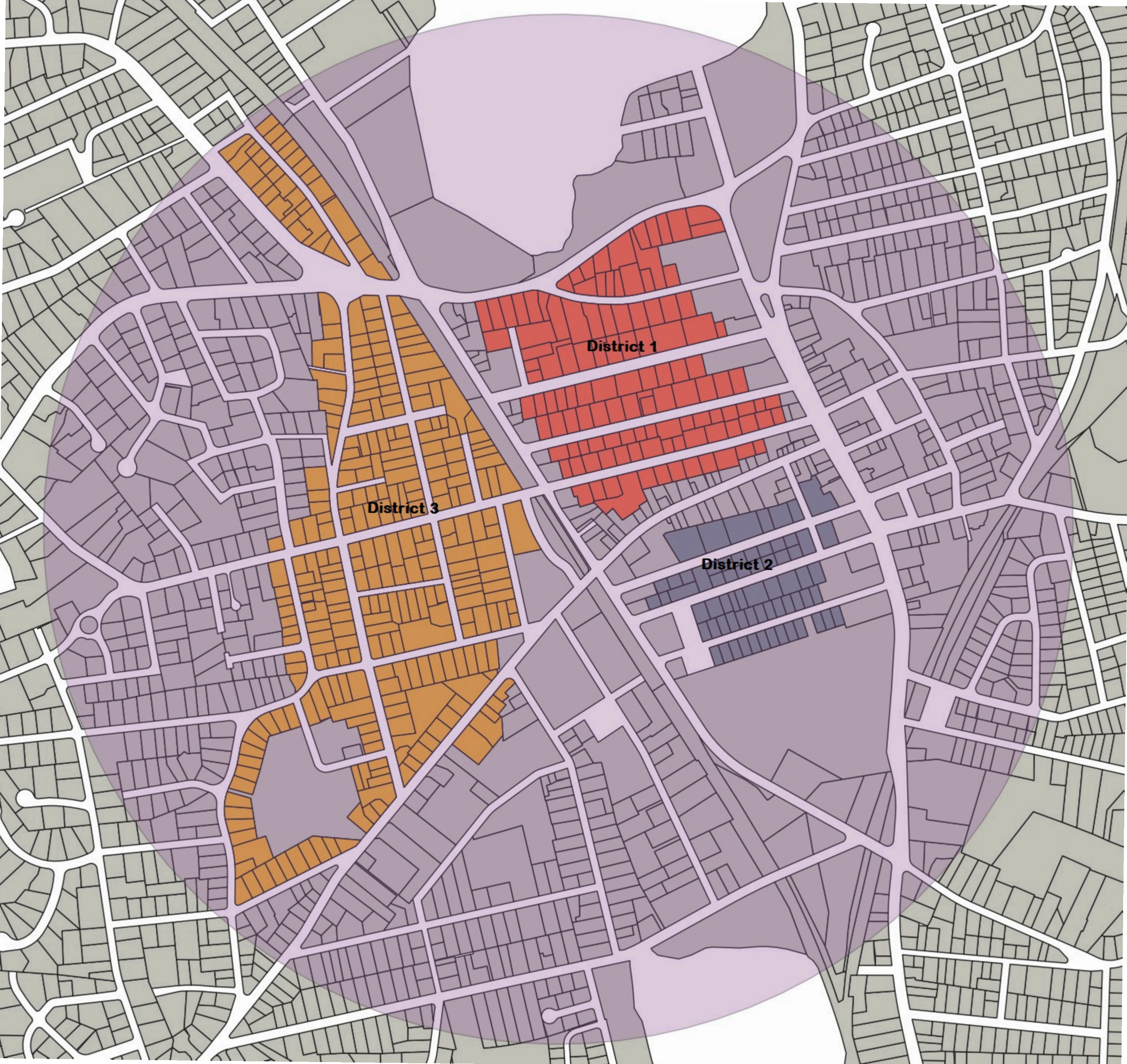
**Introductions:** Attendees go around the room and introduce themselves and their respective boards.

**MBTA Communities Working Group Discussion:** Jim Hogan provides an overview and introduction to the MBTA Communities process and the areas we discussed last time. This group should be looking at the MBTA Communities districts at a more high-level around our current MBTA stations and Melrose-Highland station. Where do we want to concentrate? Jim shows examples of different housing options could look like with different densities. Ezra Glenn provides an explanation of zoning and models he has played with. Gave an overview of our current dimensional regulations for different zoning districts. We then discussed how we want our neighborhoods to look based on lot size and density. Erin shared a tool called Residency- on where the Town currently stands with housing counts in certain districts we have mapped out around the MBTA station. Discussed different situations on potential lot sizes, density, location, and site plan review. Discuss walkability with these districts, and discuss our Bike/Ped Plan and how this can fit into our districts—also, discussed our mixed-use, multi-family overlay district and the special permit process, and current district definitions and dimensional regulations. Based on feedback from the working group and the map drawings from the group, Ezra and Erin are going to go back and work with the compliance model with two different areas and densities, Greenwood Station (possibly Myrtle Street, Green, Fenwick, etc. roads around the commuter line)- 2 ½ to 3 stories with 3-4 units by-right, and Wakefield Station (West Water Street up until Albion Street, Emerson Street, Cedar Street, Gould Street) 2 ½ to 3 stories with 3-4 units per lot by-right, and different lot sizes. Discussion about height among the group. They will see if we meet our minimum requirements. The Working Group also discussed how we look at other parts of the Town for multi-family developments, specifically areas that it has already occurred Salem Street, etc. and look at potential multi-family zoning there- separate from MBTA Communities.

**Takeaways from the Meeting:** Erin K. and Ezra G. will regroup and look at the different areas along the transit lines (train and bus), and the areas that were addressed on the map and discussed at the meeting (Greenwood Station and Wakefield Station). The next meeting is on May 2nd at 7:00 PM.

**Jim Hogan makes a motion to adjourn at 8:45 PM, roll call, motion passed 5-0.**



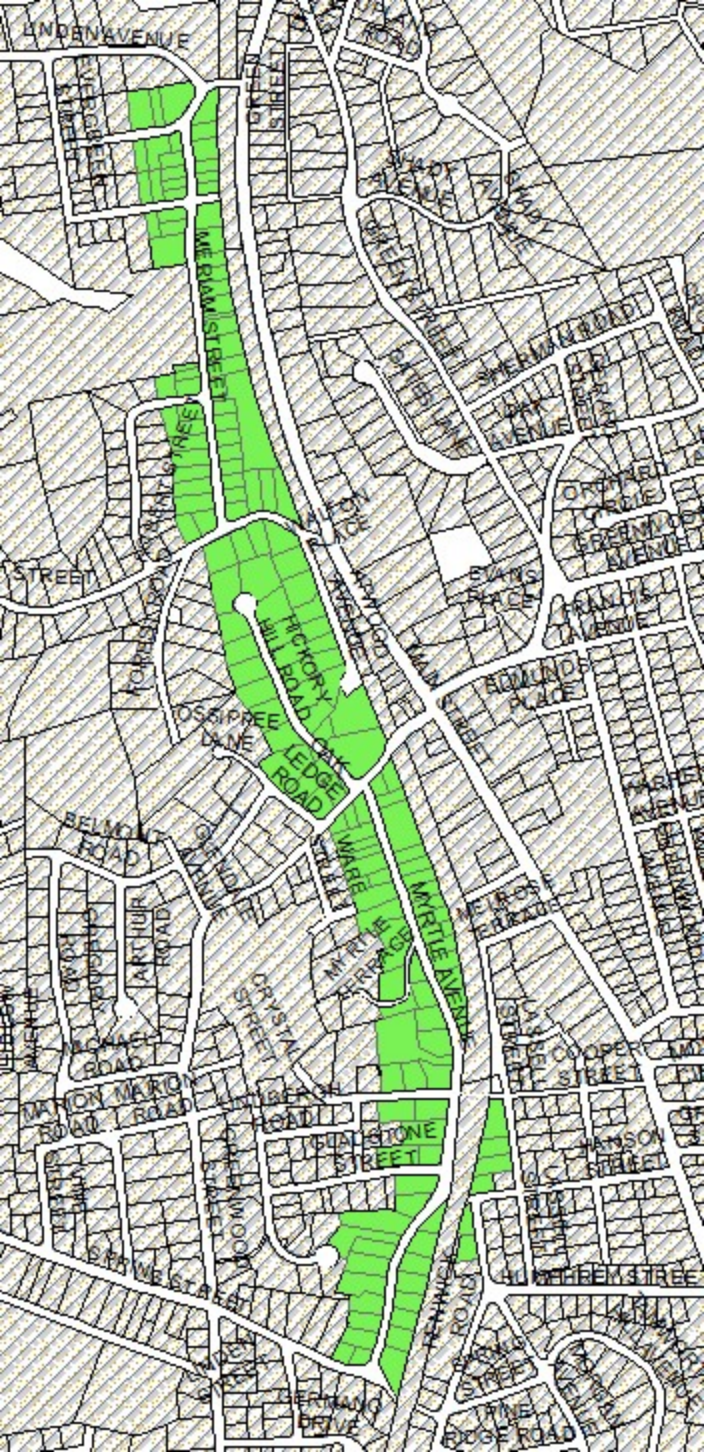


District 1

District 2

District 3





Unit Capacity per District Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Multifamily 1A	Multifamily 1B	Multifamily 1C			
Modeled Unit Capacity	842	333	1,760	0	0	2,935
Dwelling Units per Acre Limit						0
District Unit Cap Limit						0
Max Lot Coverage Limit	1,174	460	2,438			4,072
Lot Area per Dwelling Unit Limit	1,118	438	2,322			3,878
Max Units per Lot Limit	430	231	1,097	0	0	1,758
FAR Limit						0
Final Unit Capacity per District	430	231	1,097	0	0	1,758

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Summary Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Multifamily 1A	Multifamily 1B	Multifamily 1C			
District Acreage ( <i>see note</i> )	32.0	13.0	64.0	0.0	0.0	109.0
District Density Denominator ( <i>see note</i> )	32.0	13.0	64.0	0.0	0.0	109.0
Final Unit Capacity per District	430	231	1,097	0	0	1,758
DU/AC	13.4	17.8	17.1	0.0	0.0	16.1
Parcel Acreage	25.7	10.1	53.3	0.0	0.0	89.0
Total Built Square Feet	895,160	362,244	1,904,185	0	0	3,161,589
Total Units in Station Area	430	231	1,097	0	0	1,758
Non-Conforming Parcels	4	2	17	0	0	23
Total Excluded Land (sf)	31,428	3	1,461	0	0	32,892
Total Open Space (sf)	366,830	131,429	698,029	0	0	1,196,289
Total Parking Area (sf)	447,580	181,122	952,092	0	0	1,580,794
Units Forgone due to Unit Cap in Zoning	412.00	102.00	663.00	0.00	0.00	1,177

INFO: District A

INFO: District D  
used as the de

Comparison Table of Requirements and Modeled Results

Category	Guideline Requirements	Modeled Results
Community:	Wakefield	Wakefield
Community Category:	Commuter Rail	Commuter Rail
2020 Housing Units (Census PL-94):	11,305	11,305
Minimum Multi-family Unit Capacity:	1,696	1,758
Minimum Land Area:	36	109.0
Developable station area:	629.78	629.78
% Unit Capacity within Transit Station Areas:	75%	138%
% Land Area Located in Transit Station Areas:	75%	405%