



## TOWN OF WAKEFIELD

MBTA Communities Third Meeting

May 16, 2023

7:00 pm

Via Zoom

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

**Absent:** Ezra Glenn (PPRI Consulting)

**Call to Order:** Jim Hogan makes call to order at 7:01 PM

Jim Hogan thanks everyone for attending, gives an overview of what we are going to be talking about tonight including the mapping that Ezra and Erin worked on, discuss next steps and how we go from where we are now and how we move forward.

### **7:03- Motion to accept minutes from April 4, 2023 and April 18, 2023**

Robin Greenberg only concern is the formatting and it is not what they have for the Environmental Sustainability Committee minutes. Everything else looks fine but didn't see anything about reference to other parts of Town for multi-family development

7:05 PM Motion to accept April 18, 2023 minutes- Julie Smith Galvin, second Greg McIntosh. Roll call vote. Matt Bown abstains. 6-0 to accept the minutes.

7:06 PM Motion to accept April 4, 2023- Julie Smith Galvin, second Greg McIntosh. Roll call vote. Matt Bown abstains. 6-0 accept the minutes.

### **7:06 PM- MBTA Communities Working Group Discussion**

Jim starts the discussion and fills the group in on the work that Ezra and Erin are doing regarding the mapping and areas discussed at April 18, 2023, meeting. Greenwood area, the lot sizes in Greenwood are large; to meet the dwelling units per acre, we would have to increase the density for each lot size in that area- 5-6 stories. Wakefield Junction area- this area could meet the compliance for the state with three districts surrounding the MBTA station. Erin takes over and provides some data from the MBTA Compliance Model with these three districts (through a presentation). The data for this can be found on the MBTA Communities website. Erin highlights the districts (District 1, District 2, and District 3. We inputted the different districts and their lot GIS information into the Compliance Model. With these three districts, we meet the minimum number of units (1696) we need to create with the MBTA Communities, we can produce 1,758 units with these districts. We can also meet the DU/Acre for these three districts (16.1 du/acre). We have been mindful of our commercial areas. Greenwood overview and again, Erin highlights the larger lot sizes and how we would have to increase the density with 5-6 stories. Erin shows the Compliance Model with the Greenwood area information. They continue to review the presentation, and the working group asks questions to Jim and Erin about density, du/acre, as-of-right development, etc.

The group discusses other areas in Town for multi-family development and how that ties into our MBTA Communities district. Discussion on this group just concentrating on the MBTA Communities district at Wakefield Station and submitting to Town Meeting and the state, or do we package other areas in Town that are well-suited for multi-family development with the MBTA Communities for Town Meeting?

Discuss when we bring others into this conversation to see if they believe we should create other multi-family zoning districts throughout Town. The group continued to talk about the Wakefield Station area and how we would comply with the three districts around the commuter rail. If we included the Greenwood area, it would bring down the du/acre. Work with what we have for compliance (Wakefield Station) and maybe grow that on the other side of Main Street (northeast, east, and southeast-Crescent, Water, Salem, Pleasant, etc.) due to being close to our downtown commercial district, MBTA bus, rail trail, etc.

Discussions on what lots should be included and what that looks like with lot lines within the current three districts complying with the state. Erin and Ezra will create a new map, including the other districts east of Main Street.

We discuss the dimensional regulations in the compliance model to get the districts into compliance. Erin and Ezra based these on some of our present dimensional regulations in Town- the mixed-use multi-family district and general residence. The group discusses parking (especially how the MBTA Communities is for residents to be within walking distance to public transit), site plan review, etc. Do we reference the Town's current dimensional regulations? The group will think about this a little more and will discuss it at future meetings.

Discuss density bonuses for mixed-use developments and how this fits into our current mixed-use, multi-family overlay district. Affordability for this district is viable for our districts since we will only allow smaller developments. Site plan review, what does that checklist look like? Who is running the site plan review, ZBA or Planning Board? It is decided that this would be a better fit for the Planning Board. Matt Lowry and Jim Hogan will discuss with the Planning Board what the site plan review would look like for these developments within the district.

Schedule moving forward. Erin and Ezra will revise the map to include the districts. For the next meeting, we will discuss parking, proposed bylaw, other dimensional regulations, and other districts that would make sense for multi-family in Wakefield. Do a walking tour of potential districts. What will public outreach look like once we have a finalized district and bylaw? The group discusses what this would look like and has the group work together until the end.

Matt Lowry expresses his frustration with not being able to work together in person for these meetings and having to do this through Zoom. Julie Smith-Galvin mentioned she would bring this back to the Town Council. Matt Bown looks forward to working together on this project in the future. Robin echoes having these meetings in person and likes the direction we are going in.

Erin wants the group to consider when we should have this pre-adoption review with the state.

**Meeting adjourns at 8:53.**