



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

September 14th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/84976327667?pwd=SUw0N2E0RjdBcmwwMUxGSW5od29OZz09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:01pm

Attendance: Matt Lowry, Bill Spaulding, Megan Menesale, Theo Noell, Jim Hogan, Erin Kokinda

Clerk: Susan Auld

ITEM 2 | Approval of Minutes – August 24, 2021

Vote anticipated

Motion to accept minutes by Theo Noell

Second by Megan Menesale

Motion passed 5-0-0 by a roll call vote

ITEM 3 | 7:05 PM - Overview of a Master Plan Process

*Erin Kokinda noted this will start in January 2022 - website available September 15, 2021. 20-25 towns people will be selected and meetings will be run by MAPC but ultimately towns people will drive the end results for a guide.

ITEM 4 | 7:15 PM - Public Forum - Review of current zoning around the Lake

*Matt Lowry gave an overview regarding lake protection.

*Bill Spaulding – we really want to hear from the property owners on how to improve this area. Maps were shared for residents to see the properties being discussed.

*Jim Hogan - this process is not related to 200 Quannapowitt Parkway this is about existing zoning around the lake.

*Carla Moynihan – atty 101 Federal St., Boston, MA submitted and read letter to Board 50 Quannapowitt and 200

*Matt Lowry – what beneficial changes would you like to see – nothing specific but would like to continue to be included in these meetings and conversations

*Margaret Coppe – president FOLQ – speaking for Board of Directors – happy to be included in conversations about protecting the lake – recreation setback around lake, open space, improve water quality, access to the lake.

*Bronwyn Della-Volpe - Cyrus St – where do you stand at finalizing wording for bylaw? Deadline for businesses? In favor of recreation resources for the Town and restrictions on height/density *Matt Lowry - No deadline yet Board in first phase

*Joanne Scouler – 51A Chestnut St – clarify current zoning locked in around the lake? *Matt Lowry definitive subdivision plan is currently 7 years.

*Atty Brian McGrail – representing 335 Washington St LLC which is the owner of the car dealerships GMC and Subaru. Owners would like to continue to be included in this process. Any changes legal non-conforming uses need to be looked at carefully. Should consider an overlay district with positive incentives with site plan approvals.

*Matt Lowry – October 8, 2021 is the cut off for submitting an article for Fall Town Meeting to TC



*Bill Spaulding – Agrees we don't have time to submit for Fall Town Meeting but is excited about the Master Plan going forward.

*Jim Hogan –no quality feedback to go forward for submitting for Fall Town Meeting

*Theo Noell – appreciates all the comments and participation. Recreational setback is something to consider, incentives and tradeoffs, limited uses helpful. Questions for public feedback.

*Megan Menesale – in agreement – not enough time to submit for Fall Town Meeting.

*Public Forum tentative to continue October 26, 2021 – discuss date at next meeting Sept. 28, 2021

ITEM 5 | 8:00 PM - Public Hearing – Stark Ave – Definitive Subdivision Plan (8:01-9:30pm)

*Atty Jill Mann – Mann & Mann 191 South Main St. Middleton, MA - representing Scott Green as principal to applicant for subdivision. Presented proposed plans for 3 lots on Stark Ave. Applied through subdivision control. Looking for waivers.

*Matt Lowry – need waivers to be on face of plans. Section 20-10 subsection C form and content – Existing conditions plan - *Peter Blaisdell, William & Sparages Engineers explained asking for waivers and existing conditions plan. Went over waivers, water quality and low impact development drainage. As well as capability of cul-de-sac to handle a fire truck. Roadway realignment discussed.

Board will need complete list of waivers. New copies of plans before Oct 26th.

*Bill Spaulding – timeframe for revisions? Shared Conservation concerns.

*Megan Menesale – has this been filed with Conservation Commission? Notice of intent in the next couple of weeks.

*Jim Hogan – Fire Dept requesting fire hydrant at or near end of Stark Ave as well as other concerns shared

PUBLIC COMMENT AND DISCUSSION

*Bronwyn Della-Volpe - 8 Cyrus St. – number of lots, houses? 3 Why were other developments denied? Anything consistent? *Matt Lowry – they didn't meet our standards, nothing consistent.

*James Fricia - 11 Molly Circle – questions regarding wetlands/drainage

*Macie/Alissa Story – 50 Stark Ave. – concerns regarding flooding

*Mary Anne Power – 49 Stark Ave. – comments regarding the road width, plowing issues

*Ivy Bourque - 10 Molly Circle – concerned with drainage issues and removal of trees. Question on proposed road through to Molly Circle.

*Erin Walsh-Hagan - 38 Stark Ave. – concerns with road conditions/width. Difficult getting emergency vehicles up the road. List of waivers to view.

*Brandon Napstad – 42 Stark Ave. – concerns with traffic/on-street parking and notifications to residents

*Joe Ventura – 53 Stark Ave. – cul-de-sac size is not large enough for traffic/trash trucks. Regulations are put in place for a reason – concerns with waivers.

Public Hearing continued - Tuesday, October 26, 2021 at 7:15pm

ITEM 6 | Items Not Anticipated by Chair

*Matt Lowry - request for public hearing date for a zoning change regarding setbacks for wetland buffers – however no text available from resident.

ITEM 7 | Adjournment

Motion to adjourn by Theo Noell

Second by Jim Hogan

Adjourned at 9:34pm

Motion passed 5-0-0 by a roll call vote

**NOTES | STARK AVE WAS ACCEPTED ON AUGUST 24, 2021. CONTINUE PUBLIC HEARING ON OCTOBER 26, 2021
NEXT MEETING TUESDAY, SEPTEMBER 28, 2021**