



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

August 24th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/87441457898?pwd=OTZlQm5tOWtJL1dSSkN5VVZxWGdjUT09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:01pm

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

ITEM 2 | Approval of Minutes – August 10, 2021

Vote anticipated

Motion to accept minutes by Theo Neoll

Second by Jim Hogan

Motion passed 5-0 by a roll call vote

ITEM 6 | Set Public Hearing Date for Stark Ave- Definitive Subdivision Plan- 7:04 PM-7:12 PM

- Matthew Lowry- Moved up Item 6, set public hearing for Stark Ave. Confirmed with Erin Kokinda that we have received the form, check and plans for Stark Ave. Asked the Board if he could endorse the form C on behalf of the Planning Board due to being virtual.
- Motion to accept Matthew Lowry to accept Form C on behalf of the Planning Board by Bill Spaulding. Second by Jim Hogan. Motion passed 5-0 by roll call vote.
- Matthew Lowry- Stark Ave was accepted on August 24, 2021. Confirmed we have enough time with Erin Kokinda for the legal notice and abutter notices for our September 14, 2021.
- Matt Lowry- Set first public hearing for Stark Ave for September 14, 2021 at 8:00 PM where applicant will present plans to the Board. Plans will be posted on the Planning Board website and can be found at the Town Clerk's office.

ITEM 5 | 107 Prospect Street - 7:12pm-7:14pm

- Matthew Lowry- Asked for an update on 107 Prospect Street
- Attorney Brian McGrail- His applicant has decided not to move forward at this point, he thought he had some intrusions into the do not disturb area that they wanted to talk to the board about but they are not ready to discuss with the Board
- Matthew Lowry- Asked for an update on this subdivision and any progress, especially if the rain garden has been built yet?
- Attorney Brian McGrail- Things are moving along nicely, two homes have been built but the rain garden has not been built yet.

ITEM 3 | Public Forum- Review of Current Zoning Around the Lake (7:14 PM- 7:59 PM)

- Matthew Lowry- Provides history on why we are here, what we see the process to be. There has been a lot of concern about Lake Quannapowitt and the development around the lake. The



Planning Board has started to look at some sort of zoning change or something that can be done at the lake that can protect the lake and help any property owners around the lake. This discussion started as a zoning change around the lake, we have been criticized in the past that we haven't notified the public in the past for zoning changes. We hear you and want to have this public forum to hear from the property owners and show enhancements around the lake. We don't have a zoning article written yet, we are looking for ideas on what is going to help not only the water quality but pedestrian access.

- 7:17 PM- William Spaulding- Provides overview of what we have researched the most and that is Table 1 and Table 2 in our Table of Use Regulations and what permitted uses in this district. Maybe it is time to update what is allowed in Limited Business and Neighborhood Business. This is a wonderful opportunity to have property owners and businesses have a say in this. A great opportunity for the Planning Board to provide a guide for what we want to see around the Lake.
- 7:20 PM- Matthew Lowry- This session and next session will be a listening session for the Planning Board from business and property owners around the Lake on what can and can't work. We aren't here to hear about what isn't going to work, we are looking for positive conversation.
- 7:22 PM- Erin Kokinda- Gave an overview of the potential master plan process and hopes to have something in the works the next few months. This will hopefully guide us as we look at zoning in our community. A master plan process takes about 18-months. We did receive technical assistance funds from MAPC and did apply at the state-level for community planning grant funds.
- 7:26 PM- William Spaulding gives overview of current zoning around the lake and maps.
- 7:30 PM- Attorney Brian McGrail representing Lakeside Office Park. This property combined is the most significant property on the lake. I have represented all of these in the past when there was a zoning change proposed. He very much appreciated being invited to this process. On behalf of the client, first opportunity is that it is positive that we want to work together. The wrong way to go about zoning changes is take away property rights and as we learned last fall that MGL allows for properties to have zoning freezes. By taking property rights as well, taking away use options, this makes people to be reactive and they don't want to do that. The Planning Board letter- references the possibility to positive incentives to our current bylaws- it is the goal of the Board to create a guide- guide the property owners on where they want to go. Restrictions don't work and should look into incentive-based zoning changes- affordable housing, shared-use paths, most importantly We need experts to look at this and help us with this. There is no rush on this overlay and we should be getting feedback from experts. Rush is going to create reactionary development.
- 7:44 PM- Chuck Webster- 9 Newell Road- Asked how this will affect homeowners values around the lake, we will see an increase in population of 10% with the proposed development, how is this going to increase the value of our homes? Matthew Lowry asks for suggestions- Chuck Webster- Build something that won't obstruct view, should have public access, schools, public fields, take it by eminent domain.
- 7:48 PM- Bronwyn Della-Volpe-8 Cyrus Street-Previous speaker is correct, fatal flaw in the process from the beginning. There are two different goals on what you are trying to do- either protecting the lake or advocating for businesses. This should be two different bylaws, or two separate sections in our bylaws. Our bylaws should be a guide, with clear parameters. Stay away from experts and create bylaws that protect the lake and how you would include businesses in that.

- 7:53 PM- Jim Sullivan 6 Harwick Road- Agrees to a number of things Attorney McGrail mentioned about an overlay district but has some concerns. With this this new zoning district property some property owners might lose some rights, the town people should come first. We need to get something started now such as a master plan process. There are going to be some wins and losses. I believe an overlay district of some fashion is an appropriate balance to take.
- 7:57- Theo Neoll- Wanted to make sure that any business owners listening in on the call had a chance to talk.
- 7:59 PM- Matthew Lowry- With no other comments, closes this public forum and we will continue the conversation on September 14, 2021.

ITEM 4 | 289-291 Salem Street - 7:59pm-8:14pm

- 8:00 PM- Matthew Lowry- Close-out for 289-291 Salem Street
- 8:00 PM- Attorney Brian McGrail- these properties were approved by the Planning Board and the ZBA. It was determined that the drainage had to be changed at the property. His applicant worked with the town Engineering Department on what would need to be done to improve drainage on the site. Worked with Sullivan Engineering on this and was monitored by the Engineering Department. The Planning Board issued temporary occupancy permits for these properties in the past, the ZBA met the week prior and accepted this new plan and signed-off on the project. The Town Engineer signed off on the plan this afternoon.
- 8:05 PM- Other members of the Board reviewed the improvements done and any previous water and grading issues seemed to be addressed. Especially with assurances from the DPW and Engineering.
- 8:11 PM- Attorney Brian McGrail- Should have updated information in this file for the as-built plan and the modifications that has been done from drainage. I will do a letter
- 8:13 PM- Matthew Lowry- Would anyone like to make a motion for the Chair to accept the as-built plan and modification. Motion to accept 289 & 291 Salem Street by William Spaulding, second by Megan Menesale. Motion passed 5-0 by a roll call vote
- Matthew Lowry- Record this as a document so in the future what plan we are talking about, it would just be an Exhibit Plan.

ITEM 7 | Items Not Anticipated by the Chair

- 8:16 PM- Matthew Lowry- updates on Planning Board email address
- Theo Neoll- Lake Business District Public Forum- this was a great start with 19 people participating, hopefully we receive more input moving forward.
- Jim Hogan- Next meeting we should go through each section and explain what is allowed by right, and highlight where we are at right now and this is a process separate from the development at the head of the lake.

ITEM 8 | Adjournment

Vote anticipated

Motion to end meeting by Jim Hogan

Second by Theo Neoll

Motion passed 5-0 by a roll call vote

NOTES | NEXT MEETING TUESDAY SEPTEMBER 14, 2021 - PUBLIC FORUM FOR ZONING AROUND THE LAKE
STARK AVE DEFINITIVE SUBDIVISION PUBLIC HEARING (PLAN ACCEPTED AUGUST 24, 2021)