



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
November 9th, 2021 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00pm

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

ITEM 2 | Approval of Minutes – October 26, 2021

Vote anticipated

Motion to accept minutes by Jim Hogan, Second by Bill Spaulding

Motion passed 5-0 by a roll call vote

ITEM 3 | Discuss Questions - Potential Future Lake Business Overlay District

Theo Noell and Jim Hogan – gave an overall summary -- how they would like input on specifics from the public. The Board discussed the outline below.

Guiding Principles:

The planning board recognizes and feel fortunate that the nonresidential buildings and uses surrounding the Lake are really human-scale and do not impede pedestrian access to and around the Lake. The intent of the overlay district is to help ensure this character is preserved and improved for the public and business alike.

Prior public discussion has raised the following concerns:

Really tall buildings or really long horizontal buildings/walls without breaks, excessive pavement/parking, and lack of green space that will mar the visuals of the Lake and degrade its scenic quality, obstruct public/pedestrian access, and significantly reduce our overall enjoyment of the Lake.

Draft questions/follow up regarding potential zoning changes for businesses abutting the lake and/or some form of Lake Overlay District

For business and property owners, residents/town members- please answer these questions which apply most to you:

The Wakefield Planning Board has been considering creation of a possible Lake Overlay District in order to better improve public/pedestrian access to the Lake and help preserve the scenic quality of the lake for the future. We are doing this in cooperation with residents, businesses, and land owners as well as other town members. This new overlay district might potentially affect the business zoning of properties



surrounding Lake Quannapowitt and we are looking for residential, business and public input. We are not looking to do any harm or abridge anyone's property rights; rather consider how to plan together for the future.

Topics Considered:

- Maximum width of building abutting lake
- Setback from lake.
- Access to lake for public.
- Height of buildings
- Preserving scenic quality/visuals/light pollution/signage

Potential Incentives:

- Eliminate special permit requirements
- Add additional allowable uses.
- Density for preferred uses.

In consideration of a possible overlay district, we hope for input on the above and think the following questions might lead further discussion:

What could potential incentives look like – listed above.

What are your favorite public spaces and why? For example, most scenic downtowns, favorite buildings and town squares? Look to Vision 2030. Coolidge Corner, Asheville, NC, Melrose, Concord, Alton Bay, Center Harbor/Meredith NH, other scenic suburban places? The world's the limit. Creativity welcome.

How do public events play into our planning and vision? Look to Vision 2030

Building off Vision 2030, what kinds of nonresidential/business permitted uses would you like to see included in the zoning for your property adjacent to the Lake? Are these allowed now? What businesses or uses which would be complementary to existing businesses/uses that are currently missing?

(Please note: this question does not consider repealing current zoning and is not intended to invite discussion about 200-400 Quannapowitt Parkway.)

Which town permitting or other fees are most costly in terms of dollars or time expense that you have experienced?

How would such an overlay district be drawn? Lots immediately abutting? A radius around the Lake? Or lot by lot?

How high should buildings be on North Avenue? Within 50 feet of Lake Q? Other?

Thorough presentation prior to the next public forum.

Discussion will continue at the Tuesday, December 14, 2021 meeting

ITEM 4 | Items Not Anticipated by Chair 7:58pm-8:43pm

*Matt Lowry – ZBA package regarding 356 Lowell St. proposed convenient store drive-thru coffee shop. -concerns with pedestrians, foot/car traffic and signaling. Secretary Megan Menesale will send a response to the ZBA regarding their concerns.

*Revisions of Rules and Regulations – will check with Atty Tom Mullen regarding this process – put on a future meeting – examples, ANR plans, Subdivision rules and regs.

*Meeting schedule with holidays coming up – Nov. 23, will wait to see what comes up. Dec. 14 – items on agenda. Dec. 28 wait to see what comes up.

*Bill Spaulding – Town Meeting – WMGLD gave a good overview regarding new construction at the Voke with sustainability

*Jim Hogan – Vision 2030 draft references a number items the Planning Board would need to review and address.

ITEM 5 | Adjournment

Motion to adjourn by Bill Spaulding

Second by Theo Noell

Adjourned at 8:44

Motion passed 5-0 by a roll call vote

Notes | NEXT SCHEDULED MEETING TUESDAY NOVEMBER 23, 2021

Stark Avenue Definitive Plan filed on August 17, 2021, and the Public Hearing opened August 24, 2021. Planning Board's deadline to file a decision is prior to December 30, 2021 (135 days)