



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

March 23rd, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/81089168860?pwd=V0RoQ1lBeFlxanYkQldUVHZtQXdlZz09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:00pm

Attendance: Bill Spaulding, Matt Lowry, Megan Menesale, Joanne Scouler, Erin Kokinda

Clerk: Susan Auld, Town Council Liaison: Jonathan Chines

ITEM 2 | Approval of Minutes – March 9, 2021

Vote anticipated.

Motion to accept minutes by Matt Lowry

Second by Megan Menesale

*Roll Call Vote

Matt Lowry – Yes

Megan Menesale - Yes

Joanne Scouler - Yes

Bill Spaulding - Yes

ITEM 3 | 291 Salem Street as Built Plan Certificate of Occupancy

*Atty Brian McGrail representing Daljinder Mann owner of property, along with Engineer Paul Finocchio. Mr. Finocchio explained changes to back lot #289. Atty McGrail will be submitting request for minor modifications for the back lot, drainage study to Town Engineering.

*Atty McGrail explained front lot #291. In front of Board for approval of occupancy

Questions/Concerns/Comments

Bill Spaulding concerned with approving 1 lot with changes still to be made on 2nd lot. Would like 2 Board members to visit site.

Matt Lowry – releasing roadway not the lot. Concerned there is still fill piles on lot. The stairs on the deck are in a different location. Walk isn't completed. A lot of issues that need to be addressed before agreeing to Certificate of Occupancy.

Joanne Scouler – small pond to the left – will this hold the drainage from the properties? Questioned why the stairs off the back and not to the side

Paul Finocchio – explained drainage to the pond

Daljinder Mann – 14 Pheasantwood Terrace – explained the fill and loam piles will be moved and all work will be completed by Friday.

Megan Menesale – would like all work done and brought back to the Board for a vote.



*Will wait to hear from Town Engineering before doing a site visit. 291 Salem St. will be on next agenda April 13, 2021.

ITEM 4 | Lovis Ave

*Matt Lowry would like an update on this construction from Atty Brian McGrail.

ITEM 5 | Board Discussion - Review of current zoning around the Lake

*Bill Spaulding presented Discussion Topics from March 17, 2021 zoom meeting Bill Spaulding, Joanne Scouler, Erin Kokinda.

*Discussion relating to Business, Limited Business, Neighborhood Business and Overlay Districts and how they could support protecting the Lake

*Following discussion, Joanne and Bill Spaulding will draft a message to other Town Boards, Committees and Departments and invite them to future discussions.

*Continue to discuss at the next meeting April 13, 2021

ITEM 6 | Annual Town Report from our Board

*Erin Kokinda and Bill Spaulding discussed what goes into the Planning Boards overview for the Annual Town Report.

ITEM 7 | Items Not Anticipated by Chair

*2 letters from residents regarding concerns about 44-48 Crescent St.

*Town Council meeting March 22, 2021 - Stretch Code information

*Vision 2030 meeting March 25, 2021

*ZBA – Water and Wakefield Ave. – safety concerns

*Bill D'Amore is resigning from the Board

*Development at Foundry St and Harvard Mills

ITEM 8 | Adjournment

Motion to adjourn by Megan Menasale

Second by Matt Lowry

Adjourned at 9:49pm

*Roll Call Vote

Bill Spaulding -yes

Megan Menasale – yes

Joanne Scouler – yes

Matt Lowry - yes

NOTES |