



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
January 10th, 2023 | 7:00 p.m.

ITEM 1 | Call to Order:

Attendance: Chair Theo Noell, Jim Hogan, Matt Lowry, Bill Spaulding
Community & Economic Director: Erin Kokinda
Clerk: Susan Auld

ITEM 2 | Approval of Minutes – December 13, 2022

Motion to accept minutes dated December 13, 2022 by Matt Lowry, Second by Bill Spaulding.
Motion passed 4-0 by roll call vote.

ITEM 3 | MBTA Communities Update – January 24th, February 28th next meetings, other comments

Jim Hogan did a recap from the Dec 13 2022 meeting. Jim will be meeting with ZBA and Sustainability Committee this week. Will update Q&A for next meeting. 2 members from the PB will be on the working group for the April 1st kickoff. Erin and Jim decided to apply for 3A technical assistance through the Mass Housing Partnership and have been partnered with Ezra Glenn, an urban planning consultant. Erin and Jim spoke about Ezra, providing his background of working with the Zoning Board of Appeals in the past with two of their 40B projects. Ezra is familiar with Wakefield and the housing projects we have seen in recent years due to participation in our Housing Forum in October 2021. Wakefield is ahead of the game with compliance to the law. This allows the Town to still have access to the next round of state grant opportunities for this upcoming fiscal year. Next Public forums will be January 24 and February 28th.

ITEM 4 | Master Plan Update – reminder of February 1, 2023 public meeting, survey; other dates

Erin Kokinda gave an update on Master Plan meeting from January 9th. February 1st meeting will be a zoom meeting. Feb 6th survey will be open for 6 weeks. MAPC will put all info together and hopefully final Master Plan will be done July. Theo Noell mentioned it was nice to set an overall vision of the road ahead with items for the town to act on.

ITEM 5 | Items Not Anticipated by Chair

Theo Noell introduced Maya Palic liaison from the Wakefield Youth Council. Maya is happy to have this opportunity to attend future meetings and hear all about the Master Plan. She is excited to have a voice in the community. Erin offered documents for Maya to read if she is interested. Board members welcomed Maya.

Bill Spaulding - Safe Streets Meeting is this Saturday January 14th if anyone has anything for future agendas please let him know.

Theo Noell – subdivision rules and regs will be on future agenda, he will follow up with Bylaw Committee regarding proposed Street Name Change Bylaw, review info March 14 and hopefully bring to Spring Town Meeting.



Dates: School Building Committee Jan 21st, next Planning Board Meeting January 24th, Special Town Meeting January 28th, Feb 1st zoom Master Plan Meeting.
Feb 14th Planning Board Meeting – TBD

ITEM 6 | Adjournment

Motion to adjourn by Matt Lowry

Second Jim Hogan

Adjourned at 7:36pm

Motion passed 4 -0 by roll call vote

Notes |

- 2033 Wakefield Master Plan Public Meeting, February 1, 2023
<https://www.wakefield.ma.us/master-plan>
- MBTA Communities - Planning board resources and public forum
<https://www.wakefield.ma.us/mbta-community-zoning-project>
- Next scheduled meeting January 24, 2023 7PM
- Special Town Meeting for Saturday, January 28th, 2023 at 9:00 a.m. at the High School Field House