



# TOWN OF WAKEFIELD

## PLANNING BOARD

MEETING MINUTES  
January 24<sup>th</sup>, 2023 | 7:00 p.m.

### ITEM 1 | Call to Order: 7:00pm

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

### ITEM 2 | Approval of Minutes – January 10, 2023

Motion to accept minutes dated January 10, 2023 by Matt Lowry, Second by Bill Spaulding.  
Motion passed 4-0-1 by roll call vote. Megan Menesale abstained

### ITEM 3 | MBTA Communities Update – Public forum

Jim Hogan presented information to the public before public participation/feedback.

Benny Wheat – 44 Meriam St - 10% affordable housing, doesn't Wakefield have already? What does a third-party feasibility study look like?

Marie Rej – 25 Montclare Ave – representing disability community - any incentives offered to residents the ability to expand 2 family to 3 family expansion or adding in-law apt? Jim Hogan - Site plan approval process would need to take place.

Chris - 50 Emerson St – 15 units per acre. 10 units - 10% for affordable housing?

Frank Conte – 11 Second St – zoning state mandate 18% vs 10%. What is Wakefield not doing to require the State to say we can't do this anymore. What is the town giving up as far as zoning authority? Any thought been given to where the district may be established? Wakefield is a commuter rail community with possible zoning areas being around Downtown or Greenwood. Wakefield needs minimum 114 acres.

Chair Theo Noell – concept of missing middle housing what are people's reactions?

- Benny Wheat – all about medium housing, nice middle ground for Wakefield, concerned about slightly larger buildings. Looks forward to slightly denser neighborhoods.
- Frank Conte – average medium income in Wakefield? Will this be economical for a developer?

Erin Kokinda – Mass Housing Partnership has webinars for 3a if residents are looking to learn more.

No further public participation

### ITEM 4 | Items Not Anticipated by Chair

Bill Spaulding – spoke regarding 1/23/23 TC meeting regarding a potential article for Spring Town Meeting which could come before the PB – Erin Kokinda will keep PB updated.

Bill Spaulding - Safe Streets did not meet but will share info when he has. Reformatting of Street Bylaw will be done at a later date.

Theo Noell – updates: spoke to Dan Lieber about Street Bylaw, possibly go over at February 28<sup>th</sup> PB meeting and public discussion March 14<sup>th</sup> meeting. Draft ZBA decision 40b 596 North Ave any comments? Sidewalk/crosswalk - Still need sidewalk going North to bus stop. PB, ZBA, Conservation quarterly meeting took place regarding agendas, MBTA communities, 596 North Ave. O Cherry Lane/Greenwood St variance approved. PB calendar updates – February 14<sup>th</sup> meeting TBD

Erin Kokinda – spread the word regarding last Master Plan Meeting February 1st



## ITEM 5 | Adjournment

Motion to adjourn by Bill Spaulding

Second Matt Lowry

Adjourned at 8:17pm

Motion passed 5 -0 by roll call vote

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## 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 February 14, 2023 7PM
- Special Town Meeting for Saturday, January 28th, 2023 at 9:00 a.m. at the High School Field House