



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
February 28th, 2023 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00pm

Attendance: Chair Theo Noell, Jim Hogan, Matt Lowry, Bill Spaulding, Megan Menesale joined late
Community & Economic Director: Erin Kokinda
Student liaison: Maya Palic
Clerk: Susan Auld

ITEM 2 | Approval of Minutes – January 24, 2023

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

ITEM 3 | MBTA Communities Update – Public forum

Jim Hogan gave a brief presentation and explained the purpose of this meeting is to answer questions related to Multifamily Zoning District under consideration and solicit feedback on what townsfolk would like to see incorporated into District. Zoning must be in place by December 31, 2024.

Public Questions

Marie Rej– 25 Montclare Ave – Co-chair Commission of Disability – interested in the updates. When planning and thinking about this we have a whole host of individuals that live in Wakefield with intellectual disabilities and we are looking for housing for them. What has been described is what we are looking for. She envisions units that also help seniors, i.e. suites, common kitchens, living areas and no parking is necessary for these folks. Would like these things considered in the planning.

David Mastroianni - 41 Parker Rd – do the existing units count towards the goal? Do we have to reach a certain # of units? If all the acreage was covered by Grayson Lofts – would we comply or not comply?
Jim Hogan asked if others had any other info/questions to take to the working group.

ITEM 4 | Review Previous ANR Plan for signatures – o Evangelista Way 7:25pm

Atty Michael McCarthy presented existing plan for approval as the original approved plan was lost.
Prepared August 24, 2021 will be re-endorsed by Planning Board member.

ITEM 5 | Proposed Street Name Change By-Law 7:31pm

Dan Lieber - By-law Review Committee presented edits to the Proposed Street Name Change By-Law.
BLRC voted Feb 6 with favorable action to present at May Town Meeting.
Public comment March 14 Planning Board meeting.

ITEM 6 | Transportation Demand Management (TDM) Overview – 7:38pm

Erin Kokinda presented an overview of the TDM. Previously presented to ZBA. Defined set of strategies aimed at maximizing traveler choices, increase multi modalism transportation plans - provide alternative modes of transportation. Micro transit opportunities have been highlighted in Vision 2030 and Master



Plan. Goal is to create a mode shift away from single occupancy vehicle trips while reducing vehicle miles travelled and carbon emission, alleviate congestion etc.

ITEM 6 | Items Not Anticipated by Chair – 8:08pm

Bill Spaulding – would like everyone to know that during the TC meeting February 13, 2023 Anne Danehy mentioned hiring a Planner and brought up his name. In no way was he speaking as a Board member. Would like to know how the Board feels about this position. Matt Lowry thinks the position could be shared with other towns. Jim Hogan would like to leave the decision up to the TC.

Theo Noell – BLRC March 20th 7pm meeting would like PB members to attend regarding zoning. Site plans for 1 Audubon and Northeast Metro Tech will be looked at and discussed March 14th if necessary.

ITEM 7 | Adjournment – 8:45pm

Motion to adjourn by Bill Spaulding

Second Matt Lowry

Adjourned at Motion passed 5 -0 by roll call vote

Notes |

- **MBTA Communities - Planning board resources and public forum**
<https://www.wakefield.ma.us/mbta-community-zoning-project>
- **Next scheduled meeting March 14, 2023 7PM**