



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
March 14th, 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
Student liaison: Maya Palic
Clerk: Susan Auld

ITEM 2 | Approval of Minutes – February 28, 2023

Motion to accept minutes dated February 28, 2023 by Matt Lowry, Second by Bill Spaulding.
Motion passed 5-0 by roll call vote.

ITEM 3 | Proposed Street Name Change By-Law – Public forum 7:03pm

Bill Spaulding went over a few changes: Street name changes, eligible streets, application process, public hearing, Action by Town Council, Appeal Rights. Jim Hogan explained to the public that there was no process for this kind of request, which prompted this By-law.

No Public Comment

Motion to recommend this Street Name Change By-Law to Town Council for review and approval for the May Town warrant by Theo Noell, Second by Megan Menesale
Motion passed 4-0 roll call vote, Matt Lowry not available

ITEM 4 | MBTA Communities Update 7:17pm

Jim Hogan – the working group will meet in April and continue through August and hopefully have a plan in place by then. There will be 2 meetings each month.

ITEM 5 | Discuss upcoming March 20, 2023 By-law Review Committee Meeting 7:21pm

BLRC has requested Planning Board members be in attendance March 20th. Planning Board will post a meeting for Monday, March 20, 2023 7pm. Discussion regarding a Planning Board member as a liaison at BLRC meetings going forward. Will discuss again at the March 28, 2023 PB meeting.

ITEM 6 | Items Not Anticipated by Chair 7:30pm

Jim Hogan – letters from ZBA for input, Northeast Vocational Tech and Audubon Rd.

Bill Spaulding – plans to attend ZBA meetings as a resident regarding the Vocational School. Matt Lowry concerned about trucking routes. Jim Hogan – regarding Dover Amendment, PB will leave this up to ZBA and Building Inspector. As residents of Wakefield PB members will be active with this process.

Bill Spaulding – 117 Albion St and IFly on Audubon Rd

Erin Kokinda – spoke about the IFly on Audubon Rd. They have met with Conservation regarding water shed, wetlands, run off, river in the area.

Bill Spaulding – TC meeting - regarding housing production strategies TC to work with PB regarding affordable housing trust – no timeline has been set. TC voted to appropriate up to \$100,000 for a new



Strategic Growth position. Bill would like PB to come up with an outline of what this position would look like. Will discuss again after the vote at Town Meeting.

Theo Noell – the last master plan survey closes March 20th. Erin Kokinda, Master Plan report should be published sometime late summer.

ITEM 7 | Adjournment 7:58pm

Motion to adjourn by Bill Spaulding

Second Theo Noell

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 28, 2023 7PM