



# TOWN OF WAKEFIELD

## PLANNING BOARD

MEETING MINUTES  
March 21, 2023 | 7:00 p.m.

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

Attendance: Chair Theo Noell, Jim Hogan, Matt Lowry, Bill Spaulding  
Clerk: Susan Auld

### ITEM 2 | Review of Additional Plans: 100 Hemlock Road

In addition to prior materials received the Board reviewed additional materials regarding Northeast Metro Tech.

Bill Spaulding went over what was on the Conservation Commissions webpage; review of storm water, wetlands, possibly using baseball field as run off. Also mentioned as a group, the denial of building permit from the Building Inspector, renderings are insufficient, improper materials submitted, a full set of plans needs to be provided for PB, ZBA and Town Engineer. Applicant should submit per rules and regs of the Town. A letter will be sent from the Planning Board to the Zoning Board of Appeals stating that the Planning Board holds open any public comment until sufficient plans are provided by the applicant. Including the items that Erin Kokinda, Community and Economic Development Director has highlighted in her letter to the ZBA, site/civil engineering plans, traffic report, stormwater management plan, landscaping and architectural plan. If the applicant wants to be environmentally responsible they should submit all materials in PDF form.

### ITEM 3 | Adjournment: 7:20pm

Motion to adjourn by Theo Noell  
Second Bill Spaulding  
Motion passed 4-0 by roll call vote

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### 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

