



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
April 11, 2023 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00PM

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

ITEM 2 | Approval of Minutes – March 28, 2023

Motion to accept minutes dated March 28, 2023 by Matt Lowry, Second by Jim Hogan
Motion passed 4-0 by roll call vote.

ITEM 3 | MBTA Communities

Update from Jim Hogan regarding kickoff meeting – introduction, vision of multiple family district; 1/2 mile ¼ mile, bus stops, best way to maintain transparency, dimensional regulations were some of the items discussed. Matt Lowry wanted clarification on Wakefield station vs Greenwood station vs Wakefield Junction.

Bill Spaulding – when will the PB need to take more action? The working group will finish initial planning and then collaborate with the PB and the public.

ITEM 4 | Set Public Hearing Date for 197 Nahant St – Definitive Plan

Atty Schomer is present representing Andrew Dorney as well as David Jordan, Project Engineer – Erin Kokinda has received the forms, check and plans for 197 Nahant St. Public Hearing has been set for Tuesday, May 9, 2023 where applicant will present plans to the Board. Postings will be April 25 and May 2 for the legal notice and abutter notices. Plans will be posted on the Planning Board website for the public to review.

ITEM 5 | Items Not Anticipated by Chair

Erin Kokinda – Master Plan 4th and final survey closed with approx. 1500 responses overall, working with MSPC on final draft. Economic development place making, open space and rec plan, housing plan, ways to engage the public. Open Space and Rec had a meeting, another survey will be going out. Bike Ped planning meeting with Engineering this week.

Affordable housing trust

Bill Spaulding – NEMT – letter that was provided to the ZBA. April 25th Town Election – if we have a new Planning Board member Bill Spaulding has a welcome packet for the new member as an onboarding process.

Theo Noell – wanted to thank Megan Menesale for her time on the Planning Board.

Zoning recodification meeting – no updates at this time but Theo will bring info to the May 9 meeting.



ITEM 6 | Adjournment 7:33pm

Motion to adjourn by Jim Hogan

Second Bill Spaulding

Motion passed 4-0 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 May 9, 2023 7PM**