



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
May 9, 2023 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00pm

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

ITEM 2 | Approval of Minutes – April 11, 2023

Motion to accept minutes dated April 11, 2023 by Bill Spaulding, Second by Jim Hogan
Motion passed 4-0-1 by roll call vote.
Kevin York – abstained

ITEM 3 | Public Hearing - 197 Nahant St - Definitive Plan - 7:05pm – 8:53pm

Atty Jesse Schomer presented Dorney property at 197 Nahant 2.65 acres in land area (2 parcels). One waiver requested to construct the entirety of the width of the road. Proposed private driveway. Additional waiver from the Zoning Bylaw, Chapter 190 – to allow a lot that does not meet the coefficient of regularity requirement which David Jordan – Civil Engineer presented.

Theo Noell – asked for clarity of the driveways and confirmed that the wetland behind the current Dorney house is undevelopable. Comments from Fire Dept noted making the driveway a public street so each lot could be numbered and a hydrant be installed. Would like more clarity as to how the fire truck can turnaround. Conservation has no comment at this time.

Bill Spaulding/Jim Hogan/Matt Lowry – concerns/comments from the Town Engineer, new resident would be built, water, sewerage strain on Nahant St. Infiltration trench, location of bedrock, ground water, final stormwater management plan.

Matt Lowry - Waivers being requested should be on the plan. Private Way for only lots A/B? No further subdivision, correct? Utilities servicing the existing house, will they be updated or addressed during this phase. Manholes are just access to the drains per Andrew Dorney. If driveway is replaced before construction, all the trucks could damage, wants driveway put back to original shape. Turn around will be used for emergency vehicles and not extra parking, correct? New house will have address as Nahant St? Concerns with a fence going up and changing the look of Nahant St. No snow should be plowed into the roadway or sidewalks. Limited work lines should be on plan. Tree protection. The intention is to sell the lot not build the house per Andrew Dorney. 8:50pm

PUBLIC COMMENTS

Bhushan – 3 Kathleen Drive – infiltration trenches/tank concerns with water going onto his property. Engineer David Jordan answered, gutters and downspouts to bring water into the ground and not to Kathleen Drive. New road part of lot A or B? Will there be any elevation to the land? Concerned with his foundation, etc. with settling because it is less than 1 year old. Also, has a propane tank underground and is close to the proposed property to be built on. Privacy issues with this new construction.



Denny - 201 Nahant – truck loads of dirt brought to property on Kathleen Dr, water issues. Trees and drip lines. Tree protection plan concerns. Front yard/side yard – shed, fencing – hopes no structure built.
Julie Cosgrove - 2 Kathleen Drive – when the road goes in is it widening to the right? Will trucks only be on Dorney property and not on Kathleen Drive? Who enforces the rules of building, time of day?
Concerns with digging of the foundation and road – concerned with settling cracks to her home.
Jose Perez – 5 Kathleen Drive – would like to maintain a quiet lifestyle and privacy. Also, would like attention to detail during this construction.
Erin Kokinda – will share all the information from the Town Engineer including stormwater information.
Public Hearing will continue Tuesday, June 13, 2023

ITEM 4 | MBTA Communities – update - 8:53pm

Jim Hogan – working group did not meet this past week. The next meeting is May 16, 2023

ITEM 5 | Welcome new PB member Kevin York and Election of Chair/Vice Chair for this term – 8:55pm

Theo Noell - Welcome to Kevin York! Kevin York is happy to be onboard!

Matt Lowry – if you have questions and concerns please ask. We are here to educate you and the public.

Bill Spaulding – Welcome Kevin! Hopefully all the links sent to you are helpful. Thank you for being part of the Board.

Jim Hogan – Welcome to the Board!

Bill Spaulding nominated Theo Noell to continue as Chair. Second by Jim Hogan.

Motion passed 4-1 by roll call vote

Theo Noell nominated Jim Hogan to continue as Vice Chair. Second by Bill Spaulding.

Motion passed 5-0 by roll call vote

Chair Theo Noell appointed Bill Spaulding as bill payer and Kevin York as Technical writer

ITEM 6 | Zoning Bylaw Review Committee update – 9:15pm

Discussed May 1, 2023 meeting

Flow of information, timeline, process defined, what's the PB's role

Reorganization of current content and changing some of the underlying development managed within the town.

June 5, 2023 next BLRC meeting

Addition – Items not anticipated by the Chair

Bill Spaulding - Town Meeting is Monday, May 15, 2023

If needed Bill Spaulding will speak regarding the Street name change bylaw on Warrant.

Safe Streets working group – if you have any questions.

Matt Lowry – decision on the Voke made by the ZBA. Additional copies need to be out in the open so everyone can see what is going on. Trees removed from First Baptist Church – would like to review plans again to see plan for the trees.

ITEM 7 | Adjournment 9:48pm

Motion to adjourn by Matt Lowry

Second by Jim Hogan

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>
- 197 Nahant Street Definitive Plan was accepted by the Planning Board on April 11, 2023, and the Public Hearing will open May 9, 2023, 2021. Planning Board's deadline to file a decision is prior to August 24, 2023 (135 Days)
- Next scheduled meeting May 23, 2023 7PM