



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
May 23, 2023 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00

Attendance: Chair Theo Noell, Jim Hogan, Matt Lowry, Kevin York
Bill Spaulding joined late
Clerk: Susan Auld

ITEM 2 | Approval of Minutes – May 9, 2023

Motion to accept minutes dated May 9, 2023 by Matt Lowry, Second by Kevin York
Motion passed 4-0 by roll call vote.

ITEM 3 | MBTA Communities

Jim Hogan updated PB on the working group meeting from Tuesday May 16th. Inclusion of the Junction, Wakefield station, create a district around Greenwood and look into other locations. The group will look at maps to see what is in compliance with the State. Start drafting a bylaw at the next working group meeting. Info on the PB website for residents to follow along.

ITEM 4 | Zoning Bylaw Review Committee update - 7:12pm

No updates at this time. June 5 and Sept 18th are the next theme meetings.
Discussed how the process of revisions may go in the future as a Board.

ITEM 5 | Subdivision Rules and Regulations – 7:45pm

Submitting to Engineering to go over and then it will be reformatted.

ITEM 6 | Items Not Anticipated by Chair – 7:55pm

Theo Noell – thanked Bill Spaulding for presenting the Street Name Change Bylaw at Town Meeting.
ZBA – potential bylaw revision – regarding fees. Emails regarding pedestrian street signals for visually impaired. Resident concerns about the Nahant St 40B. Master plan is currently being drafted by the consultant. Public hearing 197 Nahant continues June 13th.

ITEM 7 | Adjournment – 8:05

Motion to adjourn by Matt Lowry
Second by Bill Spaulding
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 opened May 9, 2023. Planning Board's deadline to file a decision is prior to August 24, 2023 (135 Days)
- Bylaw Review Committee - Zoning Recodification meetings will be 6/5/23 & 9/18/23
- Next scheduled meeting June 13, 2023 7PM