



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
June 13, 2023 | 7:00 p.m.

ITEM 1 | Call to Order: 7:02pm

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 – May 23, 2023

Motion to accept minutes dated May 23, 2023 by Jim Hogan, Second by Bill Spaulding
Motion passed 5-0 by roll call vote.

ITEM 3 | Public Hearing - 197 Nahant St - Definitive Plan - 7:05pm – 7:57pm

Atty Jessie Schomer and Civil Engineer David Jordan – met with Fire Chief Sullivan and Engineering Dept. Fire Chief Sullivan - in case of an emergency that the two houses are marked properly and that there will be an adequate turn around for fire apparatus – would like it to be a named street and private way. Town Engineer Bill Renault - Technical issues regarding stormwater management/drainage need to be addressed along with water/sewer issues.

Theo Noell – waiting for Police and WMGLD comments. Board member questions/concerns: Bill Spaulding – was any maintenance discussed regarding the stormwater management/drainage? Matt Lowry – concerned with not backing a fire truck out of the road and naming the road. Kevin York – wondered if there would be phases. Jim Hogan - when would you like to be in front of the Board next with an updated timeline? Atty Schomer will address Fire Chief regarding naming a street.

Continued to next meeting Tuesday, June 27, 2023

PUBLIC COMMENT

Bhushan Kulkarni - 3 Kathleen Drive – property line – wondering if plan would be looked at to shift for the driveway (West) – David Jordan explained that there really isn't enough space to do this. Stormwater question around the houses – can this be moved to the South away from his property? Current driveway and proposed driveway? It will be a little further West. How will the construction/privacy issues be addressed? All issues will be addressed in the updated and final plans. Planning Board will outline terms and conditions with the land.

Denny Huynh – 201 Nahant St – asking about the house on the plan and other items including fence, trees – will this be discussed along the way? Landscaping will be address and shown on the final plans per David Jordan. Mr. Huynh asked about current trees. Also question regarding fencing being put up or not. Matt Lowry said it will be in the conditions.

Andrew Dorney – 197 Nahant St – suggested showing trees on the new plan between lot and Mr. Kulkarni's property.



ITEM 4 | Zoning Bylaw Review Committee update - 7:57pm-8:08pm

Theo Noell – discussed the June 5th meeting - Revised organized use table with definitions – basic restructuring putting uses together – mobile homes were missing. Review process to help manage some of the recommendations.

Kevin York – discussed a subcommittee – work on some updates during the summer for the September meeting.

Jim Hogan – subcommittee seems to make sense, should be zoom and recorded. Public policy items discussed and brought to Atty Bobroski as to which path to take.

ITEM 5 | MBTA Communities 8:08pm-8:30pm

Jim Hogan – gave an overview of the last working group meeting. Utilized in an around the Wakefield junction in compliance to the State. MBTA working group website will have all updated information.

ITEM 6 | Items Not Anticipated by Chair

Bill Spaulding – Farmers Market starts this week and there will be a bike valet

Theo Noell – would like to work on a calendar of items

ITEM 7 | Adjournment 8:32pm

Motion to adjourn by Bill Spaulding

Second by Kevin York

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 meeting will be 9/18/23**
- **Next scheduled meeting June 27, 2023 7PM**