



# TOWN OF WAKEFIELD

## PLANNING BOARD

MEETING MINUTES  
June 27, 2023 | 7:00 p.m.

### ITEM 1 | Call to Order: 7:01pm

Attendance: Chair Theo Noell, Jim Hogan, Bill Spaulding, Kevin York

Community & Economic Director: Erin Kokinda

Clerk: Susan Auld

### ITEM 2 | Approval of Minutes – June 13, 2023

Motion to accept minutes dated June 13, 2023 by Jim Hogan, Second by Bill Spaulding

Motion passed 4-0 by roll call vote.

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

Atty Schomer and David Jordan - Summarized and went over the updated plans, drainage summary, stormwater calculations and management, 40 ft right of way, existing driveway will be reconfigured, new fire truck turnaround. Changes will be discussed with Engineering this week. At this time the street address has not been discussed again with the Fire Department. Questions from the Board about the drainage and stormwater management: Jim Hogan - existing conditions plans regarding the sewer, confirm the sewer is appropriate depth, manhole covers being adjusted? Limit of work area around the site be clearly defined, tree protection, stone drip edge wouldn't encroach on tree line, patching of retaining stone wall to match existing, detail on clay barrier. Chain link fence during construction only? Erosion control barrier not chain link. Theo Noell asked if they could speak about the stone drip edge. Bill Spaulding questioned the maintain plan between Mr. Dorney and new owner. Will there be a list for each homeowner? Mr. Dorney explained they haven't gotten that far but would imagine a 2-unit HOA agreement. Kevin York added questions about the infiltration space. Theo Noel asked for explanation of seasonal ground water mounding, and water table. Also confirmed maximum size of home and drip strip. Fire trucks or any emergency vehicle could do a 3-point turn and cars would not be in the way, emergency vehicles will not be backing out of the driveway. Waivers and other conditions are still missing. Trees will be protected and no fence will be along Nahant St. Will there be a new drainage plan when the new house is built?

#### Public Comment

Bhushan - 3 Kathleen Dr – will the updated plan be on the Town website? Can deck go beyond the setback line? That would need to go in front of the ZBA. Dwelling maximum size? How is this calculated? Privacy concerns.

Denny - 201 Nahant St – would like a better explanation of tree protection.

All updated plans will be on the Town website.

Continued to Tuesday, July 11, 2023



#### **ITEM 4 | MBTA 3A Community Overlay**

Jim Hogan explained the last meeting did not happen. Next meeting will be July 18, 2023.

#### **ITEM 5 | Items Not Anticipated by Chair 8:07pm-8:26pm**

Bill Spaulding - Waiting to confirm Safe streets for August and September. Farmers Market will have bike valet this year.

Erin Kokinda – Erin discussed the Mass Housing Partnership Affordable Housing Conference she attended as housing continues to be a big topic of conversation. Bike Ped Plan going to TC on July 10<sup>th</sup>. Master Plan – a final document by August.

Housing production plan – submitted for a grant.

Theo Noell – Bylaw Review can be discussed next meeting. Open space and recreation plan – there's a draft plan and hope to meet by the end of July.

#### **ITEM 6 | Adjournment 8:26pm**

Motion to adjourn by Bill Spaulding

Second by Kevin York

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>
- 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 July 11, 2023 7PM