



TOWN OF WAKEFIELD

PLANNING BOARD

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

ITEM 1 | Call to Order - 7:01PM

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

ITEM 2 | Approval of Minutes – June 27, 2023

Motion to accept minutes dated June 27, 2023 by Kevin York, Second by Bill Spaulding
Motion passed 4-0 by roll call vote. Matt Lowry abstained

ITEM 3 | Public Hearing - 197 Nahant St - Definitive Plan - 7:05pm-8:43pm

Atty Schomer and Cory Mason went over a list of waivers that can be found on the website. Matt Lowry asked why was applicant required to do a proof plan? Erin Kokinda responded that she spoke to the Engineering Dept and they have used this in the past and found it to be in the best interest of the PB and applicant. Matt Lowry and Bill Spaulding believe this to be unnecessary and a burden on the applicant. Jim Hogan spoke regarding the proof plan/waivers and the frontage along Nahant St. Theo Noell and Kevin York concur and are comfortable with the waivers. Plans were shared and a list of conditions were gone over; sewer lines as well as utilities, manholes, project limit of work, provision upon construction conditions will be set, avoid encroachment of trees, patching of the retaining wall along Nahant Street to match existing, show the detail of the drainage trench and the erosion control barrier. Follow up on design of the overflow pipe across the road/sidewalk. Requirements of the Homeowners Association as well as long term maintenance plan. Condition – no fencing bordering Nahant St. or shed. Matt Lowry questions on street trees, additional language to not further subdivide, requirement of an as-built plan be approved by the Planning Board, remove the proof plan because the Board hasn't seen one. Public Comment

Bhushan – 3 Kathleen Drive – construction line of his property and the new construction lot – water running into his lot and toward his propane tank? Explained that the grading work will be going away from his property, along new construction and toward Nahant St. Bhushan wanted explanation of a certain line on plans. Limited work line/snow fence

Denny – 201 Nahant St – clarification on waivers regarding the new street going into subdivision – where is the front yard/side yard? Lot B frontage would be along the right of way, side of the house would be along Nahant St. Concerned with a shed being put on this lot. Explanation of waivers/conditions.

Final plans will be submitted and put on website.

Public hearing continued to July 25, 2023



ITEM 4 | MBTA 3A Community Overlay 8:43pm-8:48pm

Erin Kokinda and Jim Hogan presented the information to the TC on July 11, 2023. Information is on the PB website. The working group will be meeting next week. More information will be available over the next few meetings.

ITEM 5 | Bylaw Review Committee update 8:48pm-8:49pm

No updates at this time.

ITEM 6 | Items Not Anticipated by Chair 8:49pm-9:00pm

Matt Lowry - wondering why last PB meeting is not on website. Status of subdivision rules and regs?

They've been sent to Engineering and the PB hopes to discuss in September.

Theo Noell – August 22, 2023 meeting will not be scheduled.

ITEM 7 | Adjournment 9:00pm

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 meeting will be 9/18/23**
- **Next scheduled meeting July 25, 2023 7PM**