



# TOWN OF WAKEFIELD

## PLANNING BOARD

MEETING MINUTES  
July 25, 2023 | 7:00 p.m.

### ITEM 1 | Call to Order - 7pm

Attendance: Chair Theo Noell, Matt Lowry, Bill Spaulding, Kevin York

Absent: Jim Hogan

Community & Economic Director: Erin Kokinda

Clerk: Susan Auld

### ITEM 2 | Approval of Minutes – July 11, 2023

Motion to accept minutes dated July 11, 2023 by Bill Spaulding, Second by Kevin York

Motion passed 4-0 by roll call vote.

### ITEM 3 | Public Hearing - 197 Nahant St - Definitive Plan - 7:05pm-8:10pm

Attorney Schomer and David Jordan went over minor changes to plans regarding stormwater management/drainage, Operation and Maintenance Plan (O&M), waivers and conditions as well as changes by the Engineering Dept. Lots A & B will now be labelled Lots 1 & 2 on the plans. The Planning Board has received the sign off from the Wakefield Municipal Gas and Light Dept.

#### PUBLIC COMMENTS

Bhushan - 3 Kathleen Dr. – does the PB need Engineering approval before voting? There is no requirement to have Engineering approve first. The Board clarified for homeowner that the Building Inspectors Office will

Motion to close public hearing by Matt Lowry, Second by Bill Spaulding.

Motion passed 4-0 by roll call vote.

Motion to approve the subdivision plans dated 7/17/23 and all of the waivers and conditions on said plans by Matt Lowry, Second by Kevin York

Motion passed 4-0 by roll call vote

### ITEM 4 | MBTA 3A Community Overlay

Erin Kokinda and Matt Lowry went over information from the July 18, 2023 meeting. The next meeting is Tuesday, August 1, 2023. Information is on Town website and will be available at Town Day, Oct. 7<sup>th</sup>.

### ITEM 5 | Items Not Anticipated by Chair - 8:24pm

Erin Kokinda – Town Day is October 7, 2023 1-4pm. More information on the Master Plan will be available in the Fall. Bike Ped Plan is in progress. Safe Streets meets again tomorrow July 27<sup>th</sup>.

Theo Noell – Next Bylaw Review Committee meeting will be September 18, 2023. Subcommittee will meet several times before September 18<sup>th</sup> meeting. Upcoming Planning Board meetings will be August 8<sup>th</sup> and September 12<sup>th</sup>.



## **ITEM 6 | Adjournment 8:32pm**

Motion to adjourn by Bill Spaulding

Second by Kevin York

Motion passed 4-0 by roll call vote

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### **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 meetings** August 8, 2023 and September 12, 2023 7pm.