



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
September 12, 2023 | 7:00 p.m.

ITEM 1 | Call to Order 7:00pm

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

ITEM 2 | 197 Nahant Street Definitive Plan

Erin Kokinda explained how the plan would be signed and submitted to the Town Clerk.
Theo Noell went over the plan with the Board.

ITEM 3 | Approval of Minutes – July 25, 2023

Motion to accept minutes dated July 25, 2023 by Bill Spaulding, Second by Matt Lowry
Motion passed 4-0 by roll call vote. Jim Hogan abstained

ITEM 4 | MBTA 3A Community Overlay

Working group will be looking at maps at the next meeting and using them for public engagement.
Bill Spaulding had a couple of questions regarding the maps and graphics. Would like to see maps shown with zoning districts. Kevin York inquired about how many 2 and 3 families/multi already exist in each area. Presentations will be given to committees within Town and the intent is to go in front of Spring Town Meeting.

ITEM 5 | Bylaw Review Committee update 7:37pm

Kevin York let the Board know that the working group has not yet met. Theo Noell communicated that the group will meet September 18, 2023.

ITEM 6 | Items Not Anticipated by Chair 7:39pm

Erin Kokinda – Master Plan advisory group meeting Sept. 13 2023 – there will be an open public comment time period. Joint meeting Monday, October 16th with TC and ZBA. Bike Ped Plan – changes will be presented to TC October 2.
Bill Spaulding - Safe Streets Bike Valet at the Farmers Market Saturday September 16 as well as Safe Streets Open Streets.
Theo Noell - Open Space and Rec Plan – next meeting Sept 27. Email from Attorney McGrail - he will have 3 ANRs for next meeting.
Board members are wondering about hybrid meetings.

ITEM 7 | Adjournment 7:56

Motion to adjourn by Matt Lowry
Second by Jim Hogan
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, the Public Hearing opened May 9, 2023 and closed July 25, 2023. Planning Board approved the subdivision plans July 25, 2023.
- Bylaw Review Committee - Zoning Recodification meeting will be 9/18/23
- Town Day, October 7, 2023 – come enjoy the festivities, stop by our table, share what you love about Wakefield!
- Next scheduled meeting September 26, 2023 7pm.