



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
September 26, 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 – September 12, 2023

Will put on next meeting's agenda

ITEM 3 | ANR – o Adams Street and 122 Chestnut Street

Atty Brian McGrail and John Ogren from Hayes Engineering presented plans.
Motion to accept 0 Adams St ANR plan and grant requested waiver to Section 190-31K with following conditions to be addressed prior to endorsement: Include R value of lot, Denote Adams St status (private) and width, add missing setback of existing building by Jim Hogan. Second by Matt Lowry
All in favor 5-0 by roll call vote

ITEM 4 | ANR – 269 Nahant Street

Atty Brian McGrail and Paul Finocchio from P.J.F. and Associates presented plans.
Motion to endorse 269 Nahant ANR and grant requested waiver to Section 190-31K with following updates to plans prior to endorsement: Include R value of lots 1 & 2, Omit shaded lot areas, add line indicating lot regularity factor utilized by Jim Hogan. Second by Matt Lowry
All in favor 5-0 by roll call vote

ITEM 5 | ANR – Butler Avenue Assessors Map 30, Lot 49T and Curtis Street

Atty Brian McGrail Paul Finocchio from P.J.F. and Associates presented plans.
Motion to endorse 40 Curtis St ANR with following update to plans prior to endorsement: Addition of following note: "The purpose of this plan is to transfer a portion of former lot 2 into former lot 1 via a shift in the lot line demising the properties. New lot A and new lot B shall constitute buildable lots" by Jim Hogan. Second by Kevin York.
Roll call vote 4-0-1 Matt Lowry abstained

ITEM 6 | Wakefield Master Plan Update – 9:05pm

Erin Kokinda – still reviewing the draft, there still needs to be significant edits before presented to public for comment. More to follow at the next meeting.



ITEM 7 | MBTA 3A Community Overlay – 8:39pm-9:05

Jim Hogan went over the maps. The working group will meet again October 3, 2023. Presenting to TC on October 16, 2023. Public engagement process will begin in October and continue through end of the year. A format will be set up for public engagement as well as a Frequent Q&A. The website (see below) is also updated with meeting information.

ITEM 8 | Bylaw Review Committee update – 9:07pm

This is on hold right now

ITEM 9 | Future Agenda Topics

Will go over at a future meeting

ITEM 10 | Items Not Anticipated by Chair

Theo Noell - Town Day – Oct 7th, 101 Nov 2nd – Civic Ctr

Bill Spaulding- Zoom/Hybrid meetings in the future, safe streets was cancelled due to weather, meeting Sept 27th with TC, NEMT meeting Thursday Sept 28th.

Jim Hogan – ANR checklist will be put on the PB website with a link

ITEM 11 | Adjournment 9:17pm

Motion to adjourn by Bill Spaulding

Second by Matt Lowry

Motion passed 5-0 by roll call vote

Notes |

- Town Day, October 7, 2023 – come enjoy the festivities, stop by our table, share what you love about Wakefield!
- New town planning position: [Community Growth & Development Strategist](#)
- 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. Public appeals period – 9/14/2023 to 10/3/2023
- Bylaw Review Committee - Zoning Recodification meeting will be 9/18/23
- October 16, 2023: Joint Town Council and Planning Board meeting to review Master Plan
- Next scheduled meeting October 10, 2023 7pm.