



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
October 17, 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 | Approval of Minutes – September 12, 2023 and September 26, 2023

Motion to accept minutes dated September 12, 2023 by Bill Spaulding, Second by Matt Lowry
Motion passed 5-0 by roll call vote
Motion to accept minutes dated September 26, 2023 by Bill Spaulding, Second by Jim Hogan
Motion passed 5-0 by roll call vote

ITEM 3 | MBTA 3A Community Overlay – Open public discussion on 10/24/23

Jim Hogan spoke regarding presentation to the TC on October 16, 2023. Will schedule public discussion once a month through the end of the year to gather information going forward. The working group is working on a draft bylaw text. Hoping to be ready for Spring 2024 Town Meeting. Please see the website listed below for up-to-date information. Bill Spaulding would like to discuss what kind of feedback would the working group like from the PB. How do we want to handle public discussion? Timeline on agenda for meetings regarding feedback on parking, minimum vs other, affordability, map zones.

ITEM 4 | 0-135 Nahant Street 40B proposal

List of items to comment to the ZBA regarding this property, vehicular traffic, storm management, drainage, narrative vs site plan, open space, shade trees, true to inclusionary zoning plan, building mass, parking, excavation, blasting. Theo Noell will draft a letter and send to the ZBA.
Victoria and Michael Turner - 16 Wilson Rd – they have already been jackhammering and causing damage, culverts and gutters in danger of overall flooding, dangerous to pedestrians, narrow street, bad corner.
Matt Lowry – concerned with the street trees and screening behind the project

ITEM 5 | Trustee of the new Town Affordable Housing Trust - Appoint one PB member 8:36pm

Theo Noell motioned to nominate Matt Lowry to represent the Planning Board, second by Jim Hogan
Motion passed 5-0 by roll call vote

ITEM 6 | Future Agenda Topics

Oct 24 – 3A
Nov 14 – 3A and possibly 107 Prospect
Dec 12 – 3A
updates on Zoning Bylaw Review, Paper Streets, Rules and Regs



ITEM 7 | Items Not Anticipated by Chair 8:45pm

Bill Spaulding brought up the Community Growth & Development Strategist job description.
Theo Noell – continue to receive emails, zoning atlas project – track zoning throughout the commonwealth. Received correct ANR plans from last meeting – all issues addressed.
Jim Hogan – ANR submissions, discuss documentation on website at a later date.

ITEM 8 | Adjournment 8:51pm

Motion to adjourn by Matt Lowry
Second by Bill Spaulding
Motion passed 5-0 by roll call vote

Notes |

- 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>
- Next scheduled meeting October 24, 2023 7pm.