



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
October 24, 2023 | 7:00 p.m.

ITEM 1 | Call to Order 7:00pm

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

ITEM 2 | Approval of Minutes – October 17, 2023

Motion to accept minutes dated October 17, 2023 by Matt Lowry, Second by Jim Hogan
Motion passed 4-0 by roll call vote

ITEM 3 | Public Discussion - MBTA 3A Community Overlay - 7:05pm

7:05- Presentation

Jim Hogan presented information to the public. All information can be reviewed on the website in detail.
Future Presentations - October 25th – Zoning Board of Appeals and November 9th - Environmental Sustainability Committee

7:20- Public Discussion

Tom Miller – 18 Park Ave – supportive of the idea of the zone – doesn't agree with extending units beyond the minimum. Increasing units of parking reasonable

Brandon Laroche - 2 Dellanno Lane – concerned with additional traffic, 40B, additional amounts of units. Curious about units above commercial lots.

Julie Scott – 4 Central St – unfunded State mandates, dramatic need for water pipes, electric lines, police and fire. Streets on the Westside are narrow for emergency vehicles. Worried about the 40B status and future development all around town. Can they apply for variance and go even higher? Would like State leaders involved in this. Concerned about the site lines of the lake. If someone were to purchase the property at the bottom of Prospect St does this plan apply to that? Could the height of those buildings be as high as the Foundry St area? Is there a provision for historic district?

John Sofia - 6 Whittemore Terrace – Foundry St being developed for multi-units, why can't this area be included in this plan? Is the objective to put as many units by-right? Would like to see minimum

Kristin Weekley – ADU to greenwood – just for Wakefield station?

Frank Margherita – 13 Summer St/42 Avon St – doesn't understand the State Law, with all the multi-unit housing, doesn't this make all the developers want to buy and build a 4-unit bldg.? Wakefield needs to have the capacity for 1696 units.

Frank Conte – 11 Second St – how did the State determine the 1696 number? Can this proposed area handle this amount?

Ron Ferrara – 24 Morrison Rd W – density is increasing in Wakefield, how is the Planning Board looking forward to the needs of the schools and utilities? Tax increase for this housing area? How does the PB look at traffic studies?

8:05pm

Carlena Miller – 18 park Ave – question on proposed district zone – outside the half mile mark? Proposal exceeds requirement, why would you give the State more? Do you see the business district staying open after 6pm? Are these units primarily condos? Rentals? Owner occupancy?



8:12pm

Lois Nikitin - 56 Main St – what happens if we do not comply? Does it mandate what you do with the money?

8:14pm

Frank Margherita - 13 Summer St – what would be the process...does Town Meeting need to approve this and if yes, what are the steps?

Ron Ferrara – 24 Morrison Rd W – would there be a zoning requirement if a modern home was to be built beside a Victorian home?

Frank Conte – 11 Second St – grant programs, adding 14 new programs – what are the new programs? (list located on website) How many have Wakefield applied for in the past? What avenue would the Attorney General take if Wakefield didn't comply?

Ted Gaffney - 20 Morrison Rd W - question of town planning – thought of keeping this district between North Ave and Main St. Believes the town should be doing the bare minimum. Wakefield has done their fair share of developing.

Brendon Laroche – 2 Dellanno Lane – 4 units per lot – is there any ability to differ the density and still be in compliance?

8:34pm

Tom Miller – 18 Park Ave - understand the units vs acreage - Jim Hogan explained

Frank Margherita – 13 Summer St – did the committee consider doing town wide? Feels negative about the forced effort.

ITEM 4 | Items Not Anticipated by Chair - 8:44pm

Bill Spaulding – Safe Streets meeting October 25th 7pm – email with any concerns

Jim Hogan - presenting MBTA 3A October 25th – Zoning Board of Appeals and November 9th - Environmental Sustainability Committee

ITEM 5 | Adjournment 8:47pm

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>
- MBTA Public Discussion continued November 14, and December 12
- Revised Subdivision Control Rules and Regulations - the Planning Board is continuing to revise these with input from the Board and Building Department. Update to be provided at the November 28th meeting.
- [2033 Master Plan Project](#) - check out our Master Plan Project currently in development.
- [Wakefield Zoning Bylaw Review Committee](#) - work is underway.
- Next scheduled meeting November 14, 2023 7pm.

