



TOWN OF WAKEFIELD

PLANNING BOARD

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

ITEM 1 | Call to Order

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

ITEM 2 | Approval of Minutes – November 28, 2023

Motion to accept minutes dated November 28, 2023 by Matt Lowry, Second by Bill Spaulding
Motion passed 3-0-1 by roll call vote
Theo Noell abstained

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

Jim Hogan presented information to the public. All information can be reviewed on the website in detail.

7:30 – 8:24pm Public Discussion

Julie Scott – 4 Central St – feels everyone should watch the Traffic Advisory Committee meeting regarding this. Have VHB or other Town Engineers been brought in on this planning? Concerned with density of traffic and people. Feels our State leaders need to be brought in on these meetings.

Stacey Constan - 25 Wave Ave – in favor of this district and plans

Bronwyn Della-Volpe – 8 Cyrus St– how many units would be added to this district? The purpose of this law is to ease the housing crunch – rents are too high people are not moving. Many towns are pushing back on this law. Is the working group going to plan to do more than the minimum? Will they go to minimum after all public discussions?

Don Valerio – Frank St – thank you for the hard work involved in this. Why jumping from minimum to maximum units? Lexington has a plan set up are you familiar with theirs?

Mike McLane – 19 Fairmount Ave – nothing preventing us from doing the minimum requirement. Would like the entirety of the circle looked at involving Greenwood/South Greenwood as well. Believes 40B and 40A needs to be looked at carefully.

Tiana Veldwisch - 28 West Water St – generally in favor of more development and variety around the MBTA.

Eleanor Axelrod – Sheffield Rd – would like to understand the density requirements. Jim Hogan went over some including, minimal lot size, open space, requirement for outdoor space, set backs that are mixed use zoning. Can you address other solutions for multifamily use?

Glen Daly – 28 Aborn Ave – in favor and support this zoning district. Parking question regarding the maximum units. What would this look like to the Town? Consider hybrid plan to include Greenwood?

Three story flat roof in a single-family area – something to think about.

Brian McGrail – 81 Outlook Rd - parking restrictions on projects? Is the working group talking about the parking bylaws? Height requirements vs parking requirements? Provide parking relief to comply with the parking.



Judy Green – 14 Maple Ave – regarding Greenwood area there's ledge, wetlands, flooding and opening that up could be catastrophic. Wetlands and streams are all connected.

Matt Lowry - in favor of centering this around the Wakefield station because of the density of parking so people can walk to downtown and not drive due to lack of parking.

Bill Spaulding – appreciates all the input!

ITEM 4 | 107 Prospect St/Clyde Court

- 1. Modify the Arborvitae covenant.**
- 2. Release surety and close out subdivision request.**

Atty Brian McGrail - 3 lot subdivision off Prospect St - submitted all documents required to request release. The arborvitae died rapidly, members met on site and have a solution.

1. As built needs more information per Engineering Dept. (wall, rain garden and possible monument)
2. Requesting substitute surety in the form of a passbook.
3. Substituting the 10 dead arborvitae with 2 viburnum and 1 red maple – modify decision

Motion to accept passbook as substitute surety by Matt Lowry second by Bill Spaulding

All in favor by a roll call vote 4-0

Motion to amend to add Theo to sign passbook on behalf of the Board by Matt Lowry second by Bill Spaulding

All in favor by a roll call vote 4-0

Continued to a future meeting

ITEM 5 | 466 Water St – ANR Plan - 9:11pm

Atty Brian McGrail presented on behalf of his client.

Motion to endorse plan of land in Wakefield Mass #466 Water Street dated Sept 20, 2023 by Matt Lowry Second by Jim Hogan.

All in favor by a roll call vote 4-0

ITEM 6 | Wakefield Bylaw Review Committee – update

December 4th Bylaw Review Committee meeting was cancelled. The next meeting will be December 18.

ITEM 7 | Subdivision Rules and Regulations

Bill Spaulding and Theo Noell had 2 conversations with Town Engineer Bill Renault – Bill Renault will provide edits, corrections and thoughts about making it more concise. Updates will be provided at a January meeting.

ITEM 8 | Master Plan Update – 9:23m

Going through more documents, goals and objectives. Will provide more at a later date.

ITEM 9 | Future Agenda Items

Email anything further to Chair Theo Noell

ITEM 10 | Items Not Anticipated by Chair

Bill Spaulding – Bike Ped Plan – great job at the TC meeting last night by Erin Kokinda and Bill Renault.

Erin Kokinda expressed that Wakefield was one of 34 communities in the Commonwealth that was designated a Housing Choice Community and received \$79,000 in grant funds through the Housing Choice grant program to produce a Housing Production Plan (HPP). The Secretary of Housing, Edward Augustus was in Wakefield today to celebrate the new Housing Choice communities and grant awardees.

Erin alluded to all the work that Wakefield has done to create diverse housing, specifically the Planning Board and the former Town Planner, Paul Reavis, to create the mixed-use, multi-family overlay district

ITEM 11 | Adjournment – 9:28pm

Motion to adjourn by Bill Spaulding

Second by Matt Lowry

Motion passed 4-0 by roll call vote

Notes |

- **New town planning position: Senior Planner**, please find the link here:
https://www.wakefield.ma.us/sites/g/files/vyhlif3986/f/uploads/2023-10-24-job-posting-nu-s-13-senior-planner_2.pdf
- **MBTA Communities - Planning board resources and public forum**
<https://www.wakefield.ma.us/mbta-community-zoning-project>
- **Revised Subdivision Control Rules and Regulations** - the Planning Board is continuing to revise these with input from the Board and Building Department.
- [2033 Master Plan Project](#) - check out our Master Plan Project currently in development.
- [Wakefield Zoning Bylaw Review Committee](#) - work is underway.
- Next scheduled meeting January 9, 2024 7pm.