



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
February 27, 2024 | 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 – February 13, 2024

Motion to accept minutes dated February 13, 2024 by Kevin York, Second by Bill Spaulding
Motion passed 5-0 by roll call vote

ITEM 3 | Public Hearing - MBTA 3A Communities Overlay – 7:15pm-9:16pm

Chair Theo Noell gave an overview of the process and Jim Hogan reviewed the plan before the public hearing. All of the working groups meetings can be viewed on the Planning Board website.

Nancy Bertrand - 7 Shumway Circle – grateful to the committee for the formulation of the plan, however feels it needs a lot of work. Preserving historic character and the vibrancy of our neighborhoods. In favor of doing the minimum to comply with the state mandate.

Julie Scott – 4 Central St – please attend Town Meeting for your voice to be heard. The energy code needs to be explained. There is no information on the Town website. Would like the Building Inspector to be at these meetings. If this plan is revised before town meeting she would like another information meeting for the public.

Donald Dusenberry - 23 Parker Rd – happy to hear there is an alternative plan being discussed. Doesn't see anything on the State Law regarding lots. Still doesn't understand why Foundry St is not included.

Dawn Millward – 18 Emerald St – how many people are on the Planning Board? How many people are on the working group that are on the Planning Board? The zone that is already allowed is tight for parking this would just overload street.

Ted Gaffney - 20 Morrison Rd W – doesn't understand why Foundry St isn't included. Concerned with the Historic District of the Town and the traffic. Would a traffic study be done for the entire town? Feels it is desperately needed. Parking issues. MBTA has limitations regarding schedule. How many people in Town actually use the bus and public transportation? Thinks the minimum should be done.

Rick Stewart - 157 Salem St - what's coming down the road? This plan does nothing to increase affordable housing and would strain infrastructure of this Tow. Doesn't stop more 40B. Believes this will result in more traffic and overload the schools. Feels we can do the minimum because we don't know what the future will bring.

Bronwyn Della-Volpe – 8 Cyrus St – clarification – none of this will change before Town Meeting?

Everyone needs to attend Town Meeting to be heard. Doesn't feel the towns people are being heard in wanting a minimal compliance district.



Rada Frolichstein - 9 Rochelle Dr – what is the maximum capacity of each school in this district? Is there a projection # of children that will be attending? How will this decision affect the schools? How much of an increase in tax revenue by adding all these multi-unit areas?

Eleanor Axelrod – 19 Sheffield Rd – the current plan doesn't address some fundamental town problems; affordable housing. All housing will be market rate.

Mike McLean – 19 Fairmount Ave – multi units on Madison and Greenwood Ave and single families in the current zone that could be lost. We don't have 10% of 40B, understating the amount of growth because of this, there will be more cars and feels this is a disservice to the town.

Eric Wages - 22 Warren St – parking, traffic – enforcement has decreased in the Town and it may help some of the resident's concerns.

Scott McCauley - 32 Walden Rd – what will this cost the Town in the long run. Every one of these homes will have to be electric. MBTA usage is down. This plan is going to destroy this Town. Believes this should be voted down.

Dennis Cloherty – 1 Harvest Rd – believes this is a good plan. It's a balancing act between density and size. State is making an example of Milton, Ma. If you relax the zoning you won't need 40B.

8:42-8:47pm - Bill Spaulding addressed the Energy Code (mass.gov)

Jim Hogan summarized.

9:05pm Brian McGrail – Outlook Rd - spoke and read Attorney General State compliance letter stating there could be civil action against communities that do not comply.

Jane McConnell - 59 Cedar St - voting down may not be the best thing to do but many people are concerned with the large district. Can this go to the Fall Town Meeting?

Motion to close Public Hearing by Jim Hogan, second by Matt Lowry

Motion passed 5-0 by roll call vote

ITEM 4 | 154 & 158 Salem Street Preliminary Subdivision Plan 9:16pm-9:52pm

Atty Brian McGrail - representing owner of the properties Nicholas Leo went over comments from Town Engineer Bill Renault including Proof Plan, site distance, cross walk issue, sidewalks, water main/loop, stormwater management and requirements. Boards thoughts on road width and sidewalks? Rich Williams from Williams & Sparages spoke regarding sidewalk.

Jim Hogan – in favor of a plan that envisioned a 40ft road width. Tree plan and standard plan items

Bill Spaulding – agrees with the one-sided sidewalk, plans with all standard items

Matt Lowry – in favor of a smaller roadway, sidewalks depend on which way the buildings will be facing, fencing will be in future discussions, parking in the cul-de-sac, would like to keep options open to discuss.

Kevin York – not opposed to 40ft road width, look at the side-walk plan

Owner Nick Leo spoke regarding the road width, parking and sidewalk

Motion to approve the subdivision plan as presented by Jim Hogan, second by Bill Spaulding

Motion passed 4-0, Matt Lowry abstained

ITEM 5 | Items Not Anticipated by Chair

Bill Spaulding spoke about the Bike/Ped Plan presented at TC meeting on Feb 26, 2024 which is available on the Town website. Also mentioned he is hoping that PB meetings will be back in Town Hall soon.

Erin Kokinda gave an update on the Open space/rec plan – website under Conservation Commission.

Master Plan is moving forward. The Bike/Ped Plan will be in front of the TC again March 11, 2024. Please take a look at the PB website for all updates.

Kevin York – Bylaw Review Committee on Zoning Bylaws went over a little on wording that will be coming soon.

Theo Noell – Clyde Ct passbook agreement – Tom Mullen has approved and PB will move forward.

ITEM 6 | Adjournment 9:53

Motion to adjourn by Bill Spaulding

Second by Kevin York

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>
- 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.
- April 23, 2024 – Town Elections – No Planning Board Meeting
- Next scheduled meeting March 12, 2024 7pm.