



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
June 14th, 2022 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00pm

Attendance: Chair Theo Noell, Co-Chair Jim Hogan, Matt Lowry, Bill Spaulding, Erin Kokinda

Clerk: Susan Auld

ITEM 2 | Approval of Minutes – May 24, 2022

Motion to accept minutes by Jim Hogan, Second by Matt Lowry. Bill Spaulding not present for vote.

Motion passed 3-0 by a roll call vote

ITEM 3 | Discuss Revision of Subdivision Rules and Regulations – 7:05pm-

Discussed edits, additions and subtractions for Subdivision Regs – Section 320-10 Definitive plan. Will make further updates to pass along to Engineering Department and discuss at a later date. Conservation Commission sent comments to the PB regarding Section 320-17 Lot improvements. 320-21 Drainage. 320-23 Public uses. 320-25 Trees. 320-28 Property maintenance and restoration. 320-10 (E) (6) Request for comment.

ITEM 4 | Items Not Anticipated by Chair

Jim Hogan – MBTA overlay district – going forward would like to discuss as a Board. Erin Kokinda will see what other info is available from the Town Administrator for a future meeting. Matt Lowry believes we should be cautious and wait to have more information from the State.

Bill Spaulding – update on future in-person meetings, 2nd fl conference room is equipped for in-person hybrid zoom. Remote will continue through December 2022. Mentioned Safe Street booth at Festival by the Lake – Safe Streets approved for July 17, 2022 12-4pm Main St and Church St will be open to walkers, bikers etc. Tentative date for MAPC July 14.

Theo Noell – next meeting agenda items Street Name Change and Rules and Regs. Next Master Plan meeting June 29. Thanked Matt Lowry and Bill Spaulding for their commitment and great work on this Board over the many years of service.

Matt Lowry – Summer schedule - meetings July and August

ITEM 5 | Adjournment

Motion to adjourn by Matt Lowry

Second by Jim Hogan

Adjourned at 9:03pm

Motion passed 4-0 by a roll call vote

Notes | NEXT SCHEDULED MEETING TUESDAY JUNE 28, 2022

