



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
May 24th, 2022 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00pm

Attendance: Matt Lowry, Bill Spaulding, Theo Noell, Megan Menesale, Jim Hogan

Clerk: Susan Auld

ITEM 2 | Approval of Minutes – May 10, 2022

Motion to accept minutes by Theo Noell, Second by Bill Spaulding

Motion passed 5-0 by a roll call vote

ITEM 3 | Board Elections of Chair & Vice Chair

Motion by Bill Spaulding to nominate Theo Noell as Chair, Second by Jim Hogan

Motion passed 5-0 by a roll call vote

Motion by Matthew Lowry to nominate Jim Hogan as Vice Chair, Second by Bill Spaulding

Motion passed by 5-0 by a roll call vote

Theo Noell – took over as Chair for remainder of meeting

ITEM 4 | Discuss Procedures for Changing Street Names – 7:13pm-8:32pm

Discussed and reorganized spread sheet for renaming streets, public way vs private way, percentage of abutters/home owners on "way", public hearing, filing fees, etc

Notes from Town Counsel - Street numbering is typically handled through a bylaw. But there is a statutory procedure for street naming under G.L. c. 85, ss. 3, 3A & 3B. Basically, the board in charge of public ways (in Wakefield, the Town Council) can vote to change the name of any public way, subject to a right of appeal to the Mass. Highway Department if the old name was in use for at least 25 years. Private ways are named in the first instance by the Planning Board. The Planning Board may also, after a public hearing, change such a name if it is the same as that of another way, or confusingly similar. - Tom Mullen

Will discuss again June 28, 2022

ITEM 5 | Discuss Revision of Subdivision Rules and Regulations – 8:36pm-8:41pm

Matt Lowry will send some updates to Board and discuss at the next meeting. Tuesday, June 14, 2022

ITEM 6 | Items Not Anticipated by Chair

Matt Lowry – May 31 is Bike/Ped Plan Meeting – register if attending. Town Meeting 2 zoning changes – Albion St passed at TM, Wetlands failed which was disappointing. Need to appoint Technical Writer and Budget Approver. Chair Theo Noell appointed the following:

Megan Menesale will continue as Technical Writer

Bill Spaulding will be Budget Approver

Theo Noell – Master Plan update – next meeting Wed May 25



Bill Spaulding – was asked how he felt about Planning Board by a TC member. He would like to send a message to Town Administrator about being back to Town Hall for in person/hybrid meetings. Asked about Town Planner, feels we need one even if part-time. Board members agree. Board will put a letter together and send to TC

ITEM 7 | Adjournment – 8:57pm

Motion to adjourn by Matt Lowry

Second by Bill Spaulding

Adjourned at 8:57pm

Motion passed 5-0 by a roll call vote

Notes | NEXT SCHEDULED MEETING TUESDAY JUNE 14, 2022