



# TOWN OF WAKEFIELD

## PLANNING BOARD

MEETING MINUTES  
June 28, 2022 | 7:00 p.m.

### ITEM 1 | Call to Order: 7:00 pm

Attendance: Chair Theo Noell, Matt Lowry, Bill Spaulding, Megan Menesale  
Clerk: Susan Auld

### ITEM 2 | Approval of Minutes – June 14, 2022

Motion to accept minutes by Matt Lowry, Second by Bill Spaulding. Motion passed 4-0 by a roll call vote

### ITEM 3 | Discuss Procedures for Changing Street Names 7:05-7:53

Bill Spaulding spoke to Tom Mullen and went over comments and draft with the Board.

-Criteria and Application steps including filing process, percentage of signatures, filing and signage fees, decision process. Bill will continue updating the Street Name Change Bylaw and present at a later date.

### ITEM 4 | Discuss Revision of Subdivision Rules and Regulations

Matt Lowry will update at August 9, 2022 meeting

### ITEM 5 | Review Planning Board Summer Meeting Schedule

Chair Theo Noell went over the 2022 meeting calendar with Board  
November 8 – election day – no Planning Board meeting

### ITEM 6 | Items Not Anticipated by Chair

Bill Spaulding – 198 Albion Street mixed use building. Safe Streets July 17 12-4pm

Theo Noell – Master Plan Meeting June 29, 2022, Wakefield Common July 15, 2022 6am-10am,

MBTA Communities update next meeting, received an email from a resident wanting to volunteer, also an email from a student inquired about inclusionary zoning.

### ITEM 7 | Adjournment

Motion to adjourn by Bill Spaulding

Second by Matt Lowry

Adjourned at 8:10pm

Motion passed 4-0 by a roll call vote

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### Notes |

- MASTER PLAN PROJECT PUBLIC FORUM #2 ON JUNE 29 – REGISTER ONLINE -LEARN MORE AT <https://www.wakefield.ma.us/master-plan-project/pages/public-engagement>
- NEXT SCHEDULED MEETING TUESDAY JULY 12, 2022
- PEDESTRIAN & BIKE PLAN INFOSESSION JULY 14, 2022 – LEARN MORE AT <https://www.wakefield.ma.us/home/news/pedestrian%C2%Aoand-bike-plan-upcoming-infosession-on-july-14>
- REMOTE MEETINGS TO CONTINUE AT LEAST THROUGH DECEMBER 2022



