



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
July 12th, 2022 | 7:00 p.m.

ITEM 1 | Call to Order: 7:02PM

Attendance: Chair Theo Noell, Jim Hogan, Bill Spaulding, Megan Menesale, Erin Kokinda

Clerk: Susan Auld

ITEM 2 | Approval of Minutes – June 28, 2022

Motion to accept minutes by Bill Spaulding, Second by Jim Hogan. Motion passed 3-0 Jim Hogan abstained. Megan Menesale not present at this time.

ITEM 3 | Update on MBTA Communities Requirements, Timeline 7:05-7:38pm

Group discussion

Jim Hogan – as the Planning Board we need to think about the level of engagement with the public, town staff and elected bodies. Believes it's a good day for us to start the process defining what we think makes sense for our community.

Erin Kokinda – nothing to report from the Town or the State on this process at this time. State is still working on guidelines. Went over example zoning areas.

Bill Spaulding – feels Erin will be our guide but agrees with Jim being proactive with the process. It hasn't been stated if Wakefield is a commuter rail community or a bus community.

ITEM 4 | Discuss Procedures for Changing Street Names

Bill Spaulding went over and Board discussed a revised version of the Bylaw reformat. As a Board, items will be added into Bylaw format and will be discussed again at a later meeting.

ITEM 5 | Master Plan Process Update 7:44-7:51pm

Theo Noell – at last meeting useful data was presented and will be on the website.

Survey due August 2, 2022. Erin Kokinda – not as much public participation they hoped for but will move process along and a public meeting again early Fall. Would like residents to take the 10-15min survey.

ITEM 6 | Items Not Anticipated by Chair

Theo Noell – special permit 198 Albion St. Comment from ConComm regarding tree preservation with Lynnfield. Summer schedule we will continue to see availability of Board and Staff. Nov 8th meeting cancelled due to election.

Erin Kokinda – bike and pedestrian plan MAPC Thursday July 14/Master Plan Survey

Bill Spaulding – Safe Street Sunday July 17 12-4pm /MAPC report is on the Town website.



ITEM 7 | Adjournment

Motion to adjourn by Bill Spaulding

Second by Megan Menesale

Adjourned at 8:00pm

Motion passed 4-0 by a roll call vote

Notes |

- MASTER PLAN PROJECT FORUM #2 PUBLIC SURVEY: <https://mapc.ma/survey2-wmp2033>
- PEDESTRIAN & BIKE PLAN INFOSESSION JULY 14, 2022 7PM – LEARN MORE AT <https://www.wakefield.ma.us/home/news/pedestrian%C2%Aoand-bike-plan-upcoming-infosession-on-july-14>
- SAFE STREETS JULY 17, 2022 12-4PM
- NEXT SCHEDULED MEETING TUESDAY JULY 26, 2022 7PM
- AUGUST 9: CONTINUE REVISION OF SUBDIVISION RULES AND REGULATIONS
- REMOTE MEETINGS TO CONTINUE AT LEAST THROUGH DECEMBER 2022