



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
September 27th, 2022 | 7:00 p.m.

ITEM 1 | Call to Order: 7:00pm

Attendance: Chair Theo Noell, Jim Hogan, Matt Lowry, Bill Spaulding, Megan Menesale
Community & Economic Director: Erin Kokinda
Clerk: Susan Auld

ITEM 2 | Approval of Minutes – August 23, 2022 and September 13, 2022

Motion to accept minutes dated August 23, 2022 by Matt Lowry, Second by Jim Hogan.
Motion passed 4-0-1 by roll call vote. Bill Spaulding abstained as he was not present 8/23/22
Motion to accept minutes dated September 13, 2022 by Jim Hogan, Second by Bill Spaulding.
Motion passed 5-0 by roll call vote.

ITEM 3 | Public Forum - Discuss Procedures for Changing Street Names - 7:05pm-7:36pm

Theo Noell made an open statement before inviting Bill Spaulding to go over proposed bylaw before opening up to the public. Bill Spaulding went over the Planning Board website and the proposed "Street Name Change Bylaw". Matt Lowry explained why the PB wanted to set a procedure for changing a street name

Brian McGrail – Outlook Rd – feels the bylaw is great – comment requests might come after a subdivision goes in and not on established streets. Consider saying...open to use by the public or streets that have been approved by the PB as part of the subdivision process.

Bill Spaulding and Theo Noell went over the fee attached to this bylaw.

Next steps would be to make any changes, review and vote on to send to TC at the next PB meeting 10/11/22.

Neil Zolot – Daily Item – would like to speak to a board member on the phone to discuss further. Would also like to know why this came about? Response by Matt Lowry - There was one street name change brought up in Wakefield and the PB decided to host a general bylaw to have a process in place.

ITEM 4 | ANR Plan – 314, 330, 336 Salem St - 7:36pm-8:32pm

Atty Brian McGrail representing the Valente family known as 330 Salem St LLC where Wild Flowers is located. Along with John Ogren from Hayes Engineering. The family is looking to reconfigure the lots mentioned. Goal is to keep single family home outback – 4 family in front looking to raze and replace business with a modest multi-family.

Jim Hogan – lot 3, what is the lot opening? How long is the opening to the back of the property?

Matt Lowry – will you need a variance for the common driveway? Until you get that are they unbuildable lots? Atty McGrail - there will be multiple zoning requirements. Will the front lot be a 40B? Atty McGrail responded no. Matt Lowry doesn't understand why this isn't a subdivision and is not comfortable endorsing this tonight without looking into it more. ANR regs should be adhered to regarding using lot #'s.

John Ogren – Hayes Engineering – spoke about the existing lot that has single family in the back.



Theo Noell would like to look into more and bring back to next meeting.
Bill Spaulding – appreciates the amount of work on the plans but looking at lot 3 is hard to understand.
Would like to have on the agenda for next meeting to look at further.
Atty Brian McGrail will come back to the next PB meeting October 11, 2022

ITEM 5 | Discuss Revision of Subdivision Rules and Regulations edits – 8:32pm

Nothing to discuss at this point – Matt Lowry will review edits and bring back to the Board

ITEM 6 | Update on MBTA Communities Law – 8:33pm-9:00pm

Jim Hogan put together a quick summary and presented to the Board. Proposed timeline for public forums as well as discussed putting a working group together from Town Boards with 10-15 total members.

ITEM 7 | Items Not Anticipated by Chair

Erin Kokinda – ConComm is looking for members for the open space and recreation plan committee.
Tri-Board joint meetings with Chairs of each Board in the future.

Theo Noell – Master Plan meeting October 19 6:30pm at Galvin Middle School. Oct 8th Town Day and Oct 20th Wakefield 101 (see notes below).

ITEM 8 | Adjournment

Motion to adjourn by Matt Lowry
Second by Megan Menesale
Adjourned at 9:11pm
Motion passed 5 -0 by roll call vote

Notes |

- **NEXT SCHEDULED MEETING TUESDAY OCTOBER 11, 2022 7PM**
- **REMOTE MEETINGS TO CONTINUE AT LEAST THROUGH DECEMBER 2022**
- **LOOK FOR THE PLANNING BOARD/ZONING BOARD OF APPEALS TABLE AT THE WAKEFIELD TOWN DAY – OCTOBER 8, 2022 1:00pm-4:00pm**
- **PLEASE ATTEND MASTER PLAN PUBLIC FORUM – IN PERSON - GALVIN MIDDLE SCHOOL, OCTOBER 19, 2022 6:30-8:30PM, <https://www.wakefield.ma.us/master-plan>**
- **WE ARE HAPPY TO MEET YOU AT THE WAKEFIELD 101 EVENT – OCTOBER 20, 2022 AMERICAL CIVIC CENTER 6:00-7:30PM**