



# TOWN OF WAKEFIELD

## PLANNING BOARD

MEETING MINUTES  
November 22<sup>nd</sup>, 2022 | 7:00 p.m.

### ITEM 1 | Call to Order:

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

### ITEM 2 | Approval of Minutes – October 25, 2022 and November 15, 2022

Motion to accept minutes dated October 25, 2022 by Matt Lowry, Second by Bill Spaulding.

Motion passed 5-0 by roll call vote.

Motion to accept minutes dated November 15, 2022 by Jim Hogan, Second by Matt Lowry.

Motion passed 4-0-1 by roll call vote. Bill Spaulding abstained as he was not present 11/15/22

### ITEM 3 | ANR Plan – 8 Myrtle Ave.

Atty Brian McGrail representing Darren Ryan of RYBO Inc. presented plans. There were no questions by the Board as this was a straight forward plan. Motion to endorse ANR Plan for 8 Myrtle Ave Wakefield MA Parcel 24-26504A prepared for RYBO Inc. 101 Converse Ave. Malden, Mass. Second by Bill Spaulding  
Motion passed 5-0 by roll call vote.

### ITEM 4 | Update on MBTA Communities

Question and answer session on Dec 13, 2022, January 24, February 28, 2023 agreed to by Steve Maio. A letter will be in the Daily Item stating the dates of the PB meetings. A working group will be formed in the near future consisting of 2 Planning Board members, 2 TC, 1 ZBA member, Erin Kokinda, Environmental Sustainability Committee, Concomm, DPW, Engineering and WMGLD.

### ITEM 5 | Items Not Anticipated by Chair

Matt Lowry, Bill Spaulding and Chair Theo Noell will reorganize and set format for subdivision rules and regulations before sending to Engineering Dept.

PB discussed ZBA items coming up – Salem St lots - parking, trash, snow, curb cuts, public sidewalk, drainage, advocate to maintain affordability. Matt Lowry expressed that he would like to see solar used in some of these new projects. Theo Noell will draft a letter to ZBA by Dec 14, 2022 regarding this property. 10 Broadway issues - intersection insufficient, may need to signalize Broadway and North Ave almost impossible for pedestrian to cross, parking issues, curb cut, access in and out, flow of traffic, loading areas, sidewalks, again maintain affordability units, layout of units not on plans.

Theo Noell – Master Plan survey open until Dec 8<sup>th</sup> and Public Meeting will be February 1<sup>st</sup> 2023. There will not be a December 27, 2022 Planning Board meeting

### ITEM 6 | Adjournment

Motion to adjourn by Bill Spaulding

Second Matt Lowry

Adjourned at 7:45pm

Motion passed 5 -0 by roll call vote



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Notes |

- NEXT SCHEDULED MEETING TUESDAY DECEMBER 13, 2022 7PM
- REMOTE MEETINGS TO CONTINUE AT LEAST THROUGH DECEMBER 2022