



# TOWN OF WAKEFIELD

## PLANNING BOARD

MEETING MINUTES  
December 13, 2022, 7:00 PM

### ITEM 1 | Call to Order- 7:17 PM\*:

Attendance: Chair Theo Noell, Vice-Chair Jim Hogan, Matt Lowry, Bill Spaulding Megan Menesale, and Community and Economic Development Director- Erin Kokinda

Absent: Clerk- Susan Auld

\*Late start due to a Zoom issue with link from the agenda.

### ITEM 2 | Approval of Minutes – November 22, 2022- 7:20 PM

Motion to accept minutes dated November 22, 2022 by Jim Hogan, Second by Bill Spaulding.

Motion passed 5-0 by roll call vote.

### ITEM 3 | MBTA Communities Public Discussion- 7:21 PM

Theo N. makes an introduction on the topic and hands it over to Vice-Chair Jim Hogan, who is leading with Erin Kokinda on this initiative. This is the first meeting to engage the public, and begin the process of 3A zoning in the community, the state has laid out the rules and regulations. Jim presents the PowerPoint about 3A (MBTA Communities) and the process.

7:33 PM- Opens up the discussion to the public.

Frank Conte- Has questions about the map, what is the radius the district needs to be within, Jim H. shows the map of .5 miles from the station. Questions about the area, could it be downtown? Jim H- it could be downtown but that has not been decided yet.

Jonathan Chines- Thanks Jim H. for putting the presentation together. Speaking as a resident and not a Councilor. Questions about the 15 units per acre, do you have any precedent for what this looks like and what has been done around town to give us an idea of what this looks like locally? Jim shows an example from Linden Square in Wellesley, MA.

John Sofia- His first thought is the Town has been doing a lot of this work since 2014, and the state is not counting those housing figures that have been created in the town. It is a top-down approach from the state, using money (Mass works, etc.) is coercive. Questions about if we are a commuter rail or bus station community. Jim H- The state has changed the rules and regulations to remove bus station community to commuter rail.

Julie Scott- Lives near the current bus route and only sees 3 to 4 people on the bus service and people go to other communities to get into Boston. You hear about other communities pushing back. The state isn't providing funds for infrastructure for these new buildings, hearing new developments aren't full, concerned about senior housing, impact on fire, school, police, etc. Concerned about this mandate.

Jim Hogan- gives an overview of why the state is mandating this zoning district. Includes housing shortage, fastest-growing home prices and rent, housing near transit creates walkable neighborhoods with climate and transportation benefits.

Next meeting for MBTA Communities is January 24, 2023. There is information on the Town website about this.



#### **ITEM 4 | 197 Nahant Street Subdivision- 8:00 PM**

Clarification that this is a preliminary subdivision for discussion, subdivision has not been filed with the Town.

197 Nahant Street Representation: Land area owner- Andrew Dorney, Lawyer- Jesse Schomer, Civil Engineer- David Jordan

Andrew Dorney (owner) purchased the parcel to the left of his driveway and this is a preliminary plan presentation to subdivide this lot to create a new parcel. They need additional frontage and currently have limited frontage. They are asking for a waiver for 100' frontage to allow the 2 houses on the driveway. New right of way with shared driveway. New building lot (s1 zoning). No new driveways on Nahant Street. They showed their new plans to the Board.

Bill Spaulding- Appreciates them not paving the whole thing and the shared driveway that is being proposed instead. Have they thought about trees in these lots?

Applicant- They haven't looked much into it, but will look into keeping existing trees, and adding new trees where we would have to remove any.

Jim Hogan- Delineate limit of the work line, staying away from the wetlands. Would they need to go to the Conservation Commission?

Applicant- We would not need to go to Con Com and have flagged the wetlands.

Jim Hogan- I would take into consideration the screenings between the proposed single-family dwelling and the Kathleen Drive homes.

Matt Lowry- Right of way- who has what right? Utilities? Does not want any abutters to be granted any rights to the shared driveway. No future subdivision of this land for a new building lot. Will the street numbers still be Nahant? Or would it be a street name? Do we have room for this to be a Nahant Street address? Snow removal will need to be addressed.

Theo Noell- Do you plan on building the proposed single-family or selling the lot?

Applicant- Plan on selling the lot.

Attorney Schomer- Will take the Planning Board's comments and make edits and apply for a definitive subdivision. They will work with the Town Engineer on stormwater management.

#### **ITEM 5 | Planning Board Budget FY24**

Planning Board reviews the budget

Matt Lowry- laptop for the Planning Board and Clerk for the notes?

Bill Spaulding- Hybrid explanation.

Motion to accept proposed level-funded budget for FY24 by Bill Spaulding, seconded by Jim Hogan.

Accepted by all.

#### **ITEM 6 | Updates: Master Plan, Bike/Ped Plan, Open Space and Recreation Plan**

Erin gives an overview of the Master Plan, Bike/Ped Plan, and Open Space and Recreation Plan.

#### **ITEM 7 | Items Not Anticipated by Chair- 8:57 PM**

Theo N.- Final approval about the two comment letters from 330-336 Salem and 10 Broadway. Board reviews the comments being sent to the Zoning Board of Appeals.

**ITEM 8 | Adjournment- 9:21 pm**

Motion to adjourn by Jim Hogan

Second Megan Menesale

Adjourned at 9:21PM

All in favor

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**Notes |**

- **NEXT SCHEDULED MEETING TUESDAY, JANUARY 10, 2023**
- **REMOTE MEETINGS TO CONTINUE AT LEAST THROUGH DECEMBER 2022**