



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

April 22nd, 2021 | 7:00 p.m.

Via Zoom: <https://zoom.us/j/96155049068?pwd=V2RuRnJmV1JuejRTbnN2bXoySIF2UT09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:00pm

Attendance: Bill Spaulding, Matt Lowry, Megan Menesale, Joanne Scouler, Erin Kokinda

Clerk: Susan Auld, Town Council Liaison: Jonathan Chines

ITEM 2 | 200-400 Quannapowitt Parkway – reviewing possible questions and comments for the Board of Appeals

Recommendations and Comments

*Matt Lowry – existing grades are minimal and hard to read. A lot of fill brought onto this site understands why but it's going to raise site up quite a bit. Concerned with the amount of fill coming on the site. Discussed grade/rain gardens/removal of pavement and building. *Question - are plans in the Town Clerks office – yes. How do we review those? Hopefully online soon or come into Town Hall to review during business hours.

*Joanne Scouler – can you explain the special permit process for this? Bill Spaulding responded to this question 7:12pm. What is the roll of the Planning Board? – safety of vehicles and pedestrians/sewerage/snow/storm water drain/loading and unloading of vehicles for deliveries. Planning Board recommends to ZBA does not make decisions.

*Concern is pedestrian traffic *parking plan for the public*drainage issues

*Megan Menesale – concerned about drainage in back right corner – would the fill correct this? Bill Spaulding and Matt Lowry addressed at 7:27pm. State wetland 100ft/20ft buffer vs 25ft local no disturb buffer? Matt Lowry addressed at 7:30pm. Snow storage concern. Transportation impact assessment. Mixed use development plans.

*Bill Spaulding – went over number of cars coming in and out of Quannapowitt Parkway from North Ave and Lowell St. **Approx. 7:50pm.** Pedestrian safety. **Approx. 7:55pm**

Draft letter of concern to ZBA

- Fill to raise site: Provide a plan for trucks transporting debris from, and fill to site
- Snow management plan: Provide a plan that controls snow storage and removal
- Traffic & Pedestrian safety: Concerned about backup at North Ave lights during commute times



Wish List

- Affordable: 18% required, would like to see closer to 20%
- Solar collectors: Possible arrays for domestic hot water and to offset carbon footprint
- Water conservation/collection: Collect and reuse for gardens and lawn irrigation
- Light pollution: No exterior lighting of facades or direct lights shining towards lake from individual unit entries or balconies
- Trees to be selected from Town approved list
- Resiliency plan: Please provide one
- Historical records: Review American Mutual building's significance to historical records
- Consider posting PDFs to ZBA website for public to review prior to meeting

ITEM 3 | Adjournment

Motion to adjourn by Joanne Scouler

Second by Megan Menesale

Adjourned at 8:07pm

*Roll Call Vote

Bill Spaulding -yes

Megan Menesale – yes

Joanne Scouler – yes

Matt Lowry - yes

NOTES | APRIL 27, 2021 – THERE WILL BE NO PLANNING BOARD MEETING – TOWN ELECTION DAY