



# TOWN OF WAKEFIELD

## PLANNING BOARD

### NOTICE OF MEETING

May 25<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/85953878871?pwd=QnV6cW54TGt5bTE1NXdFRWJhT01kdz09>

## MEETING MINUTES

### ITEM 1 | Call to Order: 7:00pm

Attendance: Matt Lowry, Bill Spaulding, Megan Menesale, Theo Noell, Erin Kokinda

Clerk: Susan Auld, Town Council Liaison: Jonathan Chines

### ITEM 2 | Approval of Minutes – May 11, 2021

Vote anticipated

Motion to accept minutes by Theo Noell

Second by Bill Spaulding

Motion passed 4-0-0 by a roll call vote

### ITEM 3 | Board Discussion - Review of current zoning around the Lake – Approx. 7:06

\*Bill Spaulding presented his discussion "What does "Protect" the Lake mean?"

- Lake Overlay District – define area by properties or define by "watershed" area
- Map Zoning – re-zone

Would like to come to an agreement tonight as a Board

Timeline – public hearings to discuss article for Town Meeting; post ad to Item by Monday June 28<sup>th</sup>

#### Discussion Approx 7:15pm

\*Matt Lowry – what zoning change/amendment do we want to do? Street boundary? Areas to be included- Business to NB? Overlay district or rezoning map change? Promote vs restrain? Rezone certain parcels

\*Theo – defining by properties is easiest way to go will help us limit scenic quality of the Lake and pedestrian friendly – limit to street boundary, respectful to Lake. **approx. 7:20** future buildings and how tall existing lots – focus on lakeside office park. Would like to get some informal input from Tom Mullen.

\*Bill Spaulding – **approx. 7:32-7:55pm** went over the maps/districts around the Lake regarding height of buildings. Zoning lake district with a cap of 35ft – special permit through Planning Board.

**Approx 7:55-8:15pm** Lake Business District - can we make a new zoning district? Set our own table of uses.

\*Bill Spaulding – presented zoning bylaw table of dimensional regulations – would like to continue his research for Lake Business District. Speak with Tom Mullen about the direction the Board is going.

\*Megan Menesale - N to NB use of regulation table/use of regulations for NB to potentially rezone.

Plan for next meeting – qualities for Lake Business District – protect the lake – buffer between shore and building, provide pedestrian access. Input from businesses and towns people.



**ITEM 4| Items Not Anticipated by Chair – Approx 8:20-8:40pm**

\*TC 5/24/21 meeting 2.30hr – Boards meet in person June 15.

\*Erin mentioned in person meetings– Governor has given until end of November (5/26/21)

\*Chair - would like meetings still recorded. Video conference. Erin mentioned -Hybrid model

\*Jonathan Chines – mentioned remote meetings, public participation, technology available

\*40B proposed on North Ave.

\*Foundry St. – special permitting by ZBA/Planning Board. Ecode/T.Mullen

\*Theo – Vision 2030 to give a summary/inviting other Boards/Committees to PB meetings/Special Permitting discussions/Future bylaw discussions/40B/ANR Plans

**ITEM 5 | Adjournment**

Motion to adjourn by Megan Menesale

Second by Theo Noell

Adjourned at 8:40pm

Motion passed 4-0-0 by a roll call vote

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**NOTES | NEXT MEETING TUESDAY JUNE 8, 2021**