



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

June 08th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/88644268038?pwd=MmVEbTlOV0tQWUQOVXBpaVGSbHlQT09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:02pm

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

Clerk: Susan Auld

ITEM 2 | Approval of Minutes – May 25, 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 - 7:05pm

*Bill Spaulding presented Lake District vs Lake Business District

After speaking to Tom Mullen - Lake Business District would be cleaner path and less complicated. Bill proposed three possible designations of possible "Lake Business" zoning districts.

Board went over all 3 Lake Business options - 7:15pm-7:25pm

*Definition in Zoning Bylaws - 7:25pm

*Table 2 - Wakefield Zoning Bylaw Table of Dimensional Regulations - 7:30pm-7:35pm

*Time line for Town Meeting Article - discussion regarding Article as 4 steps or 1 Article and parcels that could be included in Lake Business District 7:35pm-8:18pm

-Will put ad together for public hearing

-invite lakeside businesses to next meeting June 22, 2021.

-go over Table 1 and Table 2 as a Board

Public Comment 8:20pm-8:45pm

*Bronwyn DellaVolpe - 8 Cyrus St – are we calling this Lake Business? Lake Protection District? Height and Density? Special Permitting? Overlay District? Why input from businesses? Matt Lowry and Bill Spaulding explained.

*Bill Conley - 83 Elm St – member of FOLQ are supportive of this Article and will send a letter to the Board with regards to the Lake. His concern is sub-division filings.

*Joanne Scouler – 51A Chestnut St – process for public notice regarding zoning change? Matt Lowry explained that there will be an ad in the Item for public hearing as notification as well as through the Town website.



ITEM 4| Items Not Anticipated by Chair

*Glendale Rd subdivision – issues with ledge by the wet area – infiltration system will be put it. Town Engineer will submit modification to Board.

*Vision 2030 June 21, 2021

*June 21 deadline for Planning Board vacancy

*Special Permit granting authorities

ITEM 5| Adjournment

Motion to adjourn by Theo Noell

Second by Megan Menesale

Adjourned at 8:50pm

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

NOTES | NEXT MEETING TUESDAY JUNE 22, 2021