



MBTA Communities Fourth Meeting
July 18, 2023
7:00 pm
Via Zoom

Attendance: Erin Kokinda (Town of Wakefield), Jim Hogan (Planning Board), Matt Lowry (Planning Board), Robin Greenberg (Environmental Sustainability Committee), Julie Smith-Galvin (Town Council) Matt Bown (Resident)

Absent: Greg McIntosh (ZBA)

ITEM 1 | Call to Order- 7:03 PM

Attendance roll call by Jim Hogan (6-1 in attendance)

ITEM 2 | Approval of Minutes – June 6, 2023, and June 20, 2023- 7:04 PM

7:04- Motion to accept June 6, 2023 and June 20, 2023 meeting- Robin Greenberg first, Julie Smith-Galvin second. Roll call vote (4-0- June 6, 2023 meeting and 3-0- June 20, 2023 meeting).

ITEM 3 | MBTA Communities Working Group Discussion- 7:06 PM

Overview and feedback from Planning Board, Town Council, and Internal Departments on the proposed district at Wakefield Station

Jim goes through the agenda and what he hopes to accomplish with this meeting. Jim wants to discuss parking, Greenwood Station district, and mapping due to some compliance with the State, and drafting the bylaw.

Jim gives an overview of the internal department meeting that he and Erin had with Steve Maio, Bill Renault, and Benjamin DeChristoforo. The feedback that we received was overall positive, there were some mixed messages when it comes to parking. We should possibly discuss this more with the public if the 1.5 parking ratio is the right number and some stakeholders believe we could potentially come down on this number.

At the Town Council meeting, there was an agreement that the map made sense around Wakefield Station. Some people agreed to the Wakefield Station and growing to Greenwood,

others wanted to do the bare minimum for compliance with the state. There was a split with the Town Council. At the internal department meeting, they thought it made sense to look at more of the Greenwood Station area as part of this project.

Parking should be looked at a little more and gain a little more feedback. Erin just reiterated what Jim heard from the Town Council, Planning Board, and internal departments on how we should move forward. Erin left a little confused on what direction we should head in since it was split with the Town Council, do we do just what we need to for compliance or the five districts we are proposing?

Matt Lowry- wanted to know if on-street parking was addressed at all at either one of these meetings, could possibly see this being an issue with the on-street parking and do we have any special rules and regulations in the MBTA Communities overlay district? Erin was going to look at what we currently have for on-street parking in our downtown areas for residential parking permits. Jim- With parking, this body chose 1.5 parking due to what we already have for zoning in Town. Or should we be more thoughtful with this number for this overlay?

Mapping

The group reviews the map and Erin provides an overview of a meeting she had with the state's EOLHC department (formerly DHCD) and having contiguous districts. EOLHC department believes if we connect two of our districts (red and orange) even if the train goes through the two districts they would still count it as a contiguous district. Also, one of the districts has to be 50% of the overall acreage and by connecting these two districts (red and orange) we could meet compliance. Erin needs feedback from the group on where we would like to connect what districts. Erin recommends the connection between the red and orange and where we would like to make that connection (which street). The group discusses where the connection could be and what districts should connect.

Make the link at Yale Ave with the two lots that are currently on Yale are housing. Add those two to the add those offsets to the main corridor.

Have a finalized map for the next meeting and what the compliance model will now look like with the two new lots. Also, have a compliance model (bare minimum) and then our five-district area that this group is proposing. Adding some information about the five-district proposal and the variety of transportation options that serve the other districts.

We need to start discussing what are narrative is going to be moving forward with our proposal,

Discussion with the final map with the 100 ft. offsets off the main commercial corridors.

We need to finalize the map and get something concrete to roll out to the public.

Greenwood Station district

Planning Board provided positive feedback on this, and the spirit of why this group was created because it is near a MBTA Station and they believe we should create a discretionary zone around this area. What does this group think of what we should do? Planning supports this group looking into the Greenwood District as we were convened to look at this multi-family district. They thought it should be part of MBTA Communities but it doesn't make sense with the compliance model figures. Group thinks we should keep Greenwood separate from MBTA Communities but still look at multi-family zoning in the Greenwood area where we can be more creative. We will finalize Wakefield Station and then look at Greenwood.

Drafting zoning bylaw/Site Plan Approval

Jim starts the discussion on the zoning bylaw and site plan review and what this looks like. It was decided that Erin and Jim would start with the bylaw and then possibly break it up into sections.

Next meeting if we can have our finalized map, we can start doing the engagement process with the public.

Jim would like to bring back parking to the public and get their opinion on what parking should look like in this district. The group discusses the on-street parking situation in Town.

Erin provides some figures on the different districts proposed district vs. bare minimum compliance. The group decides to add the Gould Street area back to the bare minimum figures.

ITEM 4 | Schedule Moving Forward

ITEM 5 | Items Not Anticipated

ITEM 6 | Adjournment

8:14 PM- Robin Greenberg makes motion to adjourn the meeting, second Matt Lowry. Roll call vote 6-o)