



MBTA Communities Fourth Meeting  
August 15,  
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), Greg McIntosh (ZBA)

**Absent:** Matt Bown (resident)

#### **ITEM 1 | Call to Order- 7:01 PM**

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

#### **ITEM 2 | Approval of Minutes – July 18, 2023**

It was asked that pending approval can minutes go online? We would like people to have a chance to know what we are working on. The group needs to vote on them next meeting as they were pushed out a little late by Erin. We will vote for these minutes at the next meeting.

#### **ITEM 3 | MBTA Communities Working Group Discussion- 7:04 PM**

##### **Mapping**

Jim provides the map to the group of what it will look like to the public (draft map). We are reviewing the 100 ft. line from the center of the right-of-way. What properties are included and what are not, there are a few properties that we need some clarification on. If a lot is not 100% included, it would be excluded from the overlay. Robin- do we want to just concentrate on properties that front the streets we are including, for example in this meeting Hillside Avenue. Offset properties that may not be completely included add 5 ft or what makes the most sense to include the fronting properties of these streets. Chestnut, Walnut, Harrington Court to Albion Street. Murray Street to Gould (7/11) have a buffer zone for the commercial property. Greg McIntosh- does it make sense to just call out the 7/11 parcel and should we just include it as it isn't part of a large commercial area? Jim- I had the same thought, but as we are trying to build up a commercial area along Foundry it might make sense to leave commercial North Ave with the 100 ft. offsets it captures some of the residential parcels we are including on the side streets. Do we change it to 50 ft. offset on Albion Street to still exclude commercial but include

parcels on other streets? Shift Albion from 100 ft. to 50 ft. Armory Street, we have three parcels that are currently included in our parcel mapping. Do we have any reason why these aren't included? The group decides to include them as it makes it easier with offset consistency. Matt Lowry- brings up Church Street and do we push the line to Lafayette? Erin is going to play around with removing the part of Church Street to Lafayette Street to see what our compliance model numbers look like. District 4- Water Street switching the 100 ft. offset to 50 ft. offset. to still include the one parcel. District 5- looks good, just need to figure out the line on the western side with the bike rail trail. We will finalize the map with GIS and send to the group and bring back to the Planning Board.

#### 7:52- Zoning Bylaw

The group reviews the zoning draft bylaw. Jim goes through the draft zoning bylaw document at a high-level for the group to think about and what the current proposed bylaw structure looks like. This includes definitions, dimensional regulations, permitted uses, site plan review, development conditions, etc. Jim opens up the discussion to the group and wants the group to define the process of how we want to address these certain sections. Based on past and current conversations it seems like we should have some development standards but how deep do we want to go. Conversation continues about some initial development standards for this district.

#### Takeaways:

1. We want feedback from the bylaw review committee on formatting elements
2. Site Plan Review- strong consensus on keeping it and making it work for our community
  - Who is the site plan review board?
  - Everyone read it and start to solicit some feedback from their respective boards for development standards
  - Erin and Jim will work with William Renault and Benjamin DeChristoforo on internal development standards
3. We should have a meeting with Benny DeCristoforo (Building) and Bill Renault (Engineering)

Jim, Greg, and Matt agree that the Planning Board should be the site plan review board for this overlay district.

Greg is going to bring it up at the next Zoning Board of Appeals meeting to see what the consensus is on them or the Planning Board being the Site Plan Review board.

#### **ITEM 4 | Schedule Moving Forward**

Next meeting is going to September 19<sup>th</sup> for the MBTA Working Group, we will review the map, review the site plan elements, and start pushing the maps out to the relevant boards and councils and begin the

**ITEM 5 | Items Not Anticipated - NA**

**ITEM 6 | Adjournment-** Motion to adjourn 8:19 PM- First Robin Greenberg, Second, Greg McIntosh. Roll Call by Jim Hogan (6-0)