



MBTA Communities Fourth Meeting  
September 19, 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), Matt Bown (residento)  
**Absent:** Matt Bown (resident)

#### **ITEM 1 | Call to Order- 7:00 PM**

Attendance roll call by Jim Hogan (7-0 in attendance)

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

Jim Hogan roll call vote for meeting minutes issued by Erin. Motion first- Julie Smith-Galvin, Motion second- Matt Lowry. 7-0

#### **Approval of Minutes August 15, 2023**

Jim Hogan motion to accept the meeting minutes from this meeting. First- Matt Lowry, Motion second- 6 and 1 abstain (Matt Bown).

#### **ITEM 3 | MBTA Communities Working Group Discussion- 7:03 PM**

Jim runs through the agenda to kick-off the meeting.

##### ***EOHLC New Mixed-Use Developments Allowed:***

Erin and Jim provide overview of the new guidance from EOHLC about being able to include mixed-use developments as part of our districts. Erin and Jim both believe there are some nuances when it comes this mixed-use development district. Erin shares the one-pager from the state. Robin asks is there a way for us to include some of our commercial districts with this new guidance from the state. The group discusses if we should think about this moving forward or look at one of our districts to include this? Talking about special permit vs. plan approval. Discussion on why we should keep moving forward with our “gentle density” around the commercial corridor. Erin says she will talk with EOHLC and play around with our compliance model. Erin discusses the grants that you won’t be considered for if you aren’t in compliance.

### **Finalize Proposed Maps for Distribution to Public:**

Jim runs through the overlay map that GIS department created based on our many discussions. Matt asks what the reasoning is behind the offset from the center of the road. Jim explains why we chose that in previous meetings. Matt says how to determine the center of the road you would have to measure the road to find the center, he thinks we should do it from the public ROW as it will make it much easier. Jim agrees. We will need to make edits to Main, Albion, North, Cedar, etc. to fix the offset.

Have created a bare minimum map as well for the residents/Town Council who think we should be doing the bare minimum. Erin, Jim, and GIS are working on the five district maps and three district maps with bus stops, train stops, zoning, etc. Jim would like agreement from the group that they are comfortable with the five and three district maps.

**Communication Plans for Public Meetings:** Jim shares his proposed PowerPoint for the public engagement process. Solicits feedback from the group. Feedback includes: these zones are being created, does not mean that these lots are going to be maxed out and all these units won't pop up overnight, number of units that have turned over, site plan vs. special permit, why is the state doing this and the grants that we will no longer be able to receive if not in compliance, having an appendices with important data about housing, how many current housing units we have and how much we are adding, # of building permits added on a yearly basis, 3-4 family housing developments permits, impact on schools and infrastructure and how that plays with new overlay district.

Robin brings up looking at the Town of Lexington presentation for their multi-family districts at Town Meeting and what they included.

Jim throws out the question: why should we do more housing than what the state is proposing with the five districts instead of three? Equity, economic development, multi-modal (some of these other districts focus on the bus routes instead of the train), increasing housing options.

### **Review and Discuss Draft Zoning Bylaw:**

Jim and Erin met with Dan Lieber yesterday. Do we keep this bylaw self-contained or sprinkled throughout our zoning? It was decided that we should have the definitions in the front but have this 3A zoning self-contained. The 3A would go on the warrant as it's own thing. We would keep the dimensional regulations, parking, etc. within this section.

Discussion on design standards and loop in with Town Staff on what we are looking to do. For site plan review, is this going to the Zoning Board of Appeals or Planning Board? Greg spoke to the ZBA back in August and they are open to either board taking this on. Continued discussion on what board this site plan review should go to.

Other edits on the draft bylaw were discussed, and development standards (lighting, plantings, etc.) Erin asks what is important to people and what you would like to see? Robin- a lot of the

development standards seem geared towards larger developments, like screening for parking, etc. Continued conversation about the development standards and what that might look like in the bylaw, species, lighting, stormwater management, etc. Group goes through the Building: General section and makes revisions. Submission requirements- look at what our subdivision and special permit applications look like and use some of their principle elements.

**Calendar of Upcoming Meetings for Boards and Public:** Review of the schedule, Town Council possible presentation on 10/16. Jim thinks the group should meet on October 3, 2023 instead of the 10/17 planned meeting. From there we set-up a communication strategy. Jim and Erin will work on the public PPT presentation for our October 3<sup>rd</sup> meeting.

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

**Nothing discussed**

#### **ITEM 5 | Items Not Anticipated**

**Nothing discussed**

**ITEM 6 | Adjournment- 8:28 PM-** Motioned by Greg McIntosh, second by Julie Smith Galvin. Roll call vote 7-0