



MBTA Communities Tenth Meeting
October 3, 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- 7:02 PM

Attendance roll call by Jim Hogan (five in attendance, two absent)

ITEM 2 | Approval of Minutes – September 19, 2023

Jim Hogan roll call vote for meeting minutes issued by Erin Kokinda. Motion first- Julie Smith-Galvin, Motion second- Greg McIntosh. Roll call vote, five in attendance, two absent.

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

Matt Lowry joined us at 7:07 PM.

Jim quickly discusses the map, draft bylaw, and where we stand with them. Jim pulls up the MBTA Community Multifamily Zoning Requirements PowerPoint for our upcoming planning sessions and runs through it. The PowerPoint will be available on the MBTA Working Group webpage. During the PowerPoint run through there was some questions about parking, housing examples (slides 11 and 12), and conforming vs. non-conforming uses, Erin will confirm minimum compliance figures, schedule.

The group circles back to the slide about minimum compliance slide. Questions may arise from the public about why we are proposing the larger district and how we answer that. We should include the minimum district but make sure the public knows all the reasons on why we are proposing the larger district.

We will update our larger district map and ensure we have bus stations with the ½ mile overlay, and then have a slide on why we are proposing this.

The group goes through a few different slides and provides input on what we should and shouldn't include for the public sessions. Matt Lowry recommends we still include

the data slides (housing stock, etc.) but have them in the appendix. Clarification on where some of this housing data came from- Erin gives an overview of the data and how we can add sources. Discussion about the Housing Forum that occurred in 2021 and how we have that as a resource. Discussion about the Background slide and where it belongs. Do we need this as part of the discussion or appendix item? Julie recommends having a glossary slide of what "as of right" vs. "special permit" so the public understands this. Continued discussion on slides including district summary, grants, non-compliance repercussions, requirements, schedule, Q&A, etc.

Discussion on the data points, # of units within the area currently, number of lots, average units permitted, etc. and what makes sense to share and communicate the impact.

Play up how these units will benefit people who want to downsize or are starting out. Aging in place, frees up single-family housing for families looking for single-family homes. We are increasing the housing options within the Town.

7:58 PM- The PowerPoint overview for edits is closed.

Jim Hogan opens it up for public comment, and Town Councilor Mike McLane is present and provides feedback on the 40A and questions that may arise. Mike McLane brings up the idea of equity within this district and how the public may view equity differently. He discusses the concept of multi-family in the Greenwood area, and it may be a mistake not to include the Greenwood area. Questions about what this area may look like in Greenwood to meet the State's requirements (height, density), Yeuell School. Mike McLane is more interested in sharing the wealth between the two train stations and the impact on our 40B numbers.

Jim Hogan explains the Greenwood area and why that area was not chosen due to minimum lot sizes required. We would have to have six units as of right, probably in that area, to make the law work. We have discussed looking at the Greenwood area outside of the 40A requirements.

Mike McLane asked questions about the parcel sizes in Greenwood and how it doesn't look like they are much larger than in the Wakefield area. Erin explains and shows the lot sizes down in Greenwood. Jim Hogan explains the contiguous area as part of North Ave, and Erin discusses her conversation with the State. There is a more extensive discussion on the Greenwood area and contiguous and the commercial area being protected. We want to be mindful of the public discussions of not having larger developments in Town, so we are proposing these areas with the smaller developments.

8:17 PM- Discussion on schedule moving forward for the MBTA Working Group and public meetings. Jim asks the group if we need another MBTA Working Group meeting before the Town Council presentation and public meetings. Everyone is comfortable with Jim and Erin making the edits. Jim runs through the public meeting schedule.

8:19 PM- Jim talks about next steps for drafting the bylaw, table at the Fall Town Meeting to explain the MBTA Communities to the public.

Erin provides the figures for the three districts, 1,735 unit capacity and 15.6 du/acre. Erin

is going to be in a submission with the State a final compliance meeting before Town Meeting in the Spring.

Robin double-checks on the Town of Wakefield being in compliance. Erin assures that we are in compliance and next steps.

We need to look at our parking in more detail, as there are some concerns with the 1.5 parking spaces and the overflowing into the streets. It is recommended for us to meet with the TAC. As there is some discussion of lowering the parking from 1.5 parking.

Robin asks if Mike McLane has any feedback on the proposal of parking. Mike wonders if lowering the requirement will do anything to stop people from having cars. Discussion about current on-street parking. Doesn't believe that tweaking the parking will change anyone's behavior.

ITEM 4 | Schedule Moving Forward

Discussed above.

ITEM 5 | Items Not Anticipated – 8:36 PM

N/A

ITEM 6 | Adjournment-

Motion to adjourn 8:36 PM- First Robin Greenberg, Second, Greg McIntosh. Roll call vote 6-0