



TOWN OF WAKEFIELD

MBTA Communities Twelfth Meeting

November 21, 2023

7:00 pm

Via Zoom

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

Absent: Matt Lowry (Planning Board)

ITEM 1 | Call to Order- 7:02 PM

The meeting was called to order at 7:02 p.m by Jim Hogan.

The meeting is being recording and closed captioning is available.

ITEM 2 | Approval of Minutes – October 3, 2023

Robin motion. Julie second motion. Motion passed to approve the October 3, 2023, meeting minutes by 4 in attendance, 2 abstain, and 1 absent.

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

Erin and Jim provide overview of their meetings to different committees including the Environmental Sustainability Committee, Council on Aging and Zoning Board of Appeals.

Draft Bylaw Review- Erin provides overview of how the process is going to work to get the bylaw to the finish line. As well as the different internal departments she needs to work with to get bylaw ready (Conservation Commission, Town Counsel, Town Administrator). The process to get it ready for Town Meeting will begin in January 2024. General discussion on how the bylaw should be structured compared to other bylaws in the Town's bylaw.

Committee reviewed the draft bylaw. Suggestions and edits were made on various chapters and sections. Discussion on parking on what that would look like, and Erin and Jim state will be going in front of the Traffic Advisory Committee on parking requirements.

MBTA Communities Info session PowerPoint- Committee review presentation and discussed additional and notes for slides:

- Add that address explanation of state and local housing market.
- Add average lot slide within proposed district.
- Add language to note logic on establish boundaries
- Update Public Meetings & Presentation slide with additional dates
- FAQ
 - Address public's comments on historic properties within overlay district. Historic properties within the overlay district are just as protected as they are now whether on federal, state, or local historic properties lists.
 - Highlight school impact info
 - Add explanation that ownership not address. Units can be rentals or condos
 - Add that this is not a housing production mandate, no deadline from the state that x number of housing units are made by a certain date.
 - How is affordable housing and 40B impacted by the overlay?
 - What is affordable housing?

ITEM 4 | Schedule Moving Forward

The next regular MBTA Community Working Group meeting has not been scheduled. Next Public Forum on the MBTA Communities is at the Planning Board's December 12 meeting.

ITEM 5 | Adjournment-

Robin motioned to adjoin. Matt second. Meeting adjourned at 8:38 pm. Erin and Julie left prior to the end of the meeting.

Respectfully submitted,

Erin Kokinda & Robin Greenberg