



TOWN OF WAKEFIELD

PLANNING BOARD

October 27th, 2020 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/85887237686?pwd=NXVdWks4STRNMHd3SWprUnhvRmJJUT09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:01pm

Attendance: Bill Spaulding, Matt Lowry, Bill D'Amore, Megan Menesale, Susan Auld
Liason: Jonathan Chines

ITEM 2 | Approval of Minutes

July 28, 2020/August 25, 2020/ September 8, 14, 22, 2020/October 13, 21, 2020

Vote anticipated.

Motion to accept July 28 minutes by Matt Lowry - Second by Bill D'Amore – all in favor

Motion to accept Aug. 28 minutes by Matt Lowry - Second by Bill D'Amore – all in favor

Motion to accept Sept. 8 minutes by Matt Lowry - Second by Bill D'Amore – all in favor

Motion to accept Sept. 14 minutes by Matt Lowry - Second by Bill D'Amore – all in favor

Motion to accept Sept. 22 minutes by Matt Lowry – Second by Bill D'Amore – all in favor

Motion to accept Oct. 13 minutes by Matt Lowry – Second by Megan Menesale – all in favor

Motion to accept Oct. 21 minutes by Megan Menesale – Second by Matt Lowry – all in favor

ITEM 3 | Public Hearing: Zoning Text Change, Section 190-4B Adding Definitions and Section 190-31 Adding New Paragraph L.

*Atty Brian McGrail presented to Board.

Comments and Questions

*Matt Lowry – is this a resubmittal of a failed article? Atty Brian McGrail's response was no. If favorable action recommendation the first time – you can submit again.

Public Comment or Questions

*Bronwyn DellaVolpe – 8 Cyrus St. - this is precisely the same zoning bylaw. Who determines if this is substantially the same? Bill Spaulding responded that the Attorney General would review this. Any zoning bylaw that went to TM with favorable action can be brought back. Requests that the Planning Board does not recommend to TM. Matt Lowry explained - Relief through a variance can become long and expensive. The zoning change would benefit other banks in town.

*Robert Mitchell - 6 Spaulding St – was opposed to proposal in the spring. Proposed unlimited height Planning Board did not presented as unlimited. Planning boards prospective either way they vote this can go to TM. Discussed height issue. If zoning doesn't pass it would go to a variance.

*Rick Stuart - 157 Salem St – concerned with zoning bylaws not being approved at Town Meeting and coming back to Planning Board and approving for next TM – he didn't feel this was the right process.

*Matt Lowry – the attorney general will be reviewing this for legal requirements.



Matt Lowry motioned to close public hearing for the zoning text change

Second by Bill D'Amore

All in favor

Matt Lowry motion to Vote to recommend favorable action for zoning text change for TM on Nov. 7 2020

Second by Megan Menesale

All in favor

ITEM 4 | Approval Not Required (ANR) Plan: 50 Quannapowitt Parkway

*Atty McGrail presented division of lots.

*Matt Lowry motioned to endorse ANR plan for 50 Quannapowitt Parkway engineered by Hayes Engineering dated Oct 16 2020.

Second Megan Menesale

All approved

Matt Lowry motioned to accept application Form A and allow Chair to sign for the Board.

Second by Megan Menesale

All in favor

ITEM 5 | Preliminary Subdivision Plan: 50 Quannapowitt Parkway

*Motion by Matt Lowry to accept application for preliminary subdivision plan for 50 Quannapowitt Parkway by Hayes Engineering dated Oct 16 2020.

Second by Megan Menesale

Planning Board to put on Agenda for Nov. 10 2020

All in favor

ITEM 6 | Approval Not Required (ANR) Plan: 200 Quannapowitt Parkway

*Atty McGrail presented division of the lot.

*Matt Lowry motioned to endorse ANR plan for 200 Quannapowitt Parkway engineered by Merrill Engineers and Land Surveyors dated Oct 16 2020.

Second by Bill D'Amore

All in favor

Matt Lowry motion to accept application Form A and allow Chair to sign for the Board.

Second by Bill D'Amore

All in favor

ITEM 7 | Preliminary Subdivision Plan: 200 Quannapowitt Parkway

*Motion by Matt Lowry to accept application for preliminary subdivision plan for 200 Quannapowitt Parkway by Merrill Engineers and Land Surveyors dated Oct 21 2020.

Second by Bill D'Amore

All in favor

Planning Board to put on Agenda for Nov. 10 2020

ITEM 8 | Approval Not Required (ANR) Plan: 591, 595, 599 and 607 North Avenue

*Atty McGrail presented division of lots.

*Matt Lowry motioned to endorse ANR plan of land 591,595,599 and 607 North Ave Wakefield MA prepared Hayes Engineering dated Oct 20 2020

Second Megan Menesale

All in favor

Matt Lowry motioned to accept application Form A and allow Chair to sign for the Board.

Second by Bill D'Amore

All in favor

ITEM 9 | Preliminary Subdivision Plan: 591, 595, 599 and 607 North Avenue

*Motion by Matt Lowry to accept preliminary subdivision plan for 591,595,599 and 607 North Ave (Babbitt Street) by Hayes Engineering dated Oct 20 2020

Second by Bill D'Amore

All in favor

Matt Lowry motioned to accept application of preliminary plan and allow Chair to sign for the Board.

Second by Bill D'Amore

All in favor

ITEM 10 | Set Surety – 107 Prospect Street

*Atty McGrail presented Surety for 107 Prospect St along with John and Matt Cullen as a tri party agreement. Town Engineer Bill Renault prepared Surety with Atty McGrail along with developers Matt and John Cullen.

*Matt Lowry – any comments from neighbors? A resident on Friend St would like 3 trees removed. Atty McGrail would like to accommodate this neighbor. Developer has no problem doing that. Needs to be approved by Board. Bill Spaulding will go to site to access trees.

*Motion to approve \$69,393 and accept Surety for 107 Prospect St as recommendation from Town Engineer to release all or part of the Surety as needed

Second by Bill D'Amore

3 in favor

1 abstained

ITEM 11 | Items Not Anticipated by Chair

*Bill Spaulding – reminder regarding Public Hearing on Nov 5 for 2 articles presented by FOLQ.

*Megan Menesale – will chat function be off during Nov 5th Public Hearing. Bill Spaulding replied "yes".

*Matt Lowry – would like to set time limit for Nov 5th Public Hearing. He was in agreement with "no chat".

*Bill D'Amore – in agreement with "no chat".

ITEM 12 | Action Items - none

ITEM 13 | Adjournment

Motioned by: Megan Menesale

Second by: Bill D'Amore

Adjourned at 8:47pm

NOTES |