



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

November 17th, 2020 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/84590053444?pwd=bU80Zm01d2U5Sm5QL052RUZHdy9Vdz09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:00pm

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

ITEM 2 | Approval of Minutes – November 5 and 10, 2020

Motion to accept the Nov 10 2020 minutes as presented by Matt Lowry

Second by Megan Menesale

All in favor

Motion to accept the Nov 5 2020 minutes as presented by Matt Lowry

Second by Bill D'Amore

All in favor

ITEM 3 | 7:00 PM Public Hearing: Articles proposed to amend zoning bylaws

*Bill Spaulding recapped last public hearing

*Bill Conley - 83 Elm St – responded with comments below

*Amend table 190-23b table 1 – table of use regulations. Midrise apt up to 6 stories eliminate from table by special permit 190-32 Use multiple family dwellings – by square footage not units.

*Current zoning of general description – Limited Business/midrise apartments – Restricting use. Believes 1 Article reworded is suitable. Need clarification/ruling by Tom Mullen on 190-6A4 190-32 - not just number of units but also reference square footage.

Board Comments or Questions

*Joanne Scouler - Direction seems clear. Would like Zoning made clearer. FOLQ, what do you want the area at 200 Quannapowitt to look like? Mr. Conley responded – when a large development is proposed at this end of town it is hard to envision. Every meeting was about height/density/limit to 3 stories.

*Bill Spaulding – presented zoning bylaw 190-32. Would like to focus on A and B. Would like bylaws fixed.

*Matt Lowry – how did 14 units per acre come about? Bill Conley responded 190-6 #4 in current zoning bylaws. Also #6 explains with special permit. Interpretation/clarity of bylaws not rewrite article by Mr. Mullen (Town Counsel).



*Matt Lowry – Is this an appropriate number of units for this? Does it make sense for 200 Quannapowitt? Has anyone run #'s with regard to wetlands? Mr. Conley addressed that current language represented units per 14 acres. Matt would like to find the right number.

*Bill Spaulding – Mr. Conley have you been approached by owner to get together again? Yes and dialog will be left open. Mr. Conley would you be interested in a Special Town Meeting for this article. Answer was No.

Public Comments

*Chris Kroon - 114 Main St. – language of proposed amendment notwithstanding 190-6 or 190-32. There is no ambiguity – no need for clarification. This article does stand on its own. Bill Spaulding explained the contradiction of each bylaw.

*Chris Kroon - 190-4 issue referred to by way of answer – 190-32 mentions density on outdated information. Sheraton Hotel property is only other Limited Business area – not intended to impact Hotel.

*Brian McGrail - 81 Outlook Rd. – explained 190-6 - Multiple Residence district doesn't exist on zoning map. Someone should reach out to Sheraton Hotel. MR district doesn't mean a thing. Acres vs square feet – Mr. Conley is working within the current bylaw. Concern for uniformity on the Hotel property. Would like to bring others into conversation about the area (owners/developers). Would like to be involved in meeting with Tom Mullen.

*Robert Mitchell – 6 Spaulding St. – reach out to Tom Mullen. Multiple overlay districts should be put on town website and does the 2500ft circle around train stations from 2015 apply to the lot. Clarify with Tom Mullen – electronic version of bylaws contain errors. Numbers of days to keep public hearing open?

*Chris Kroon - would like to be involved in meeting with Tom Mullen

*Bronwyn DellaVolpe - 8 Cyrus St - zoning bylaws need to be revamped and cleaned up. Transparency demands that. Supports this article to protecting the lake.

*Peter Tamm – Cabot Cabot & Forbes – appreciate input from Planning Board and FOLQ. Conversations will continue going forward. Doesn't feel public hearing should stay open but if it does set date and time. Bill Spaulding responded saying to close and reopen public hearing wouldn't be productive.

*Carl Dunlap – 18 King St – who are the owners of the properties vs P&S agreement? Meeting with Town Counsel and current owners and representing future owners of property.

Meet with Tom Mullen – Bill Spaulding would invite Mr. Conley to discuss article going forward and invite a list to include the proper people.

Matt Lowry – refine article before going to Tom Mullen

Public hearing will stay open – on Agenda for January 12, 2020

ITEM 4 | Preliminary Subdivision Plan: 50 Quannapowitt Parkway

*Atty McGrail and Atty Carla Moynihan – presented at last meeting

*Matt Lowry – in the past favorable or unfavorable decision hasn't always been given. Are you looking for a decision? Answer is Yes.

Motion to accept preliminary plan Road A dated Oct 20, 2020 by Hayes Engineering

So moved by Megan Menesale

Second by Matt Lowry

Role call vote

Matt Lowry – not in favor

Megan Menesale – in favor

Bill D'Amore – not in favor
Joanne Scouler – abstain
Bill Spaulding – in favor
Split vote

ITEM 5 | Preliminary Subdivision Plan: 200 Quannapowitt Parkway

*Atty McGrail – presented at last meeting
*Peter Tamm – division of land that complies with rules and regulations. Approve as is or disapproval needs decision why.
Matt Lowry – not in favor because you are creating 2 non-buildable lots. Road can be done with ANR.
Peter Tamm – this is an alternative to an ANR

Motion to approve or not approve preliminary plan for 200 Quannapowitt Parkway Wakefield MA Oct 21 2020 by Allen & Major Associates Inc
Move to approve by Megan Menesale
Joanne Scouler – not in favor
Bill D'Amore – not in favor
Matt Lowry – not in favor
Bill Spaulding – in favor
Not approved Chapter 41 – majority of the Planning Board does not see reason for building a road where proposed subdivided lots are not buildable

ITEM 6 | Preliminary Subdivision Plan: 591, 595, 599 and 607 North Avenue

*Atty McGrail – presented last meeting
*Matt Lowry – not a public hearing but comments from public are welcome.

Public Comments

*Bronwyn DellaVolpe – 8 Cyrus St. – intent of subdividing properties at 200 Quannapowitt Parkway? Bill Spaulding responded – Owners right to do so. Makes property more valuable.
*Chris Kroon – 114 Main St – various subdivision make it more difficult to create overarching plan for this area. Town needs to focus on a plan to govern this and encourages the Planning Board to pursue it. Bill Spaulding explained ZBA has the power regarding plans.
*Brian McGrail explained how this property is subject to zoning changes and owner will not stand by and allow zoning to change. The owners are reacting because of the proposed zoning bylaw changes. Wants to bring owners in the discussion for future plans.

Motion to approve or not approve preliminary plan for Babbitt Street Wakefield MA by Hayes
Engineering dated Oct 20 2020
So moved by Megan Menesale
Second by Matt Lowry
Role Call
Joanne Scouler – abstain
Megan Menesale – approved
Bill D'Amore – approved

Matt Lowry – approved
Bill Spaulding – approved
4 approved/ 1 abstained

ITEM 7 | Glendale Ave/Ossipee Lane Set Surety

*Atty McGrail – presented.

Planning Board received recommendation from Engineering Dept.

*Matt Lowry – went over the tree removal on site vs saving trees.

Matt Lowry - Motion to accepted \$25,000 Surety as presented and authorize the chairman to sign on behalf of the Board

Second by Bill D'Amore

ITEM 8 | Review ZBA's ruling on Cherry Lane variance

*Vote at last meeting was not valid per Tom Mullen – 5 member Board needs 4 members to vote in favor.

*Discussion for a future vote for Mr. Luu to go back to ZBA for a variance before the 2year waiting period.

Mr. Luu presented the law for the Board and presented his changes from 3 variances to 1 variance. New plan/new surveyor.

Planning Board does not have the votes to send Mr. Luu back to the ZBA at this time.

ITEM 9 | Action Items – Set dates for December 2020 and January 2021 Meetings

*December 8 and 22

*January 12 and 26

ITEM 10 | Items Not Anticipated by Chair

*Matt Lowry – how will it be determined the plans that go on website? Revised dated plans? Proper information for the public.

*Planning Board email account – 1. each member has their own email address created by IT? 2. All PB members receive email? 3. Email to just Chairman?

ITEM 11 | Adjournment - 9:58pm

Motioned by: Matt Lowry

Second by: Megen Menesale

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