



# TOWN OF WAKEFIELD

## PLANNING BOARD

October 13<sup>th</sup>, 2020 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/89160653292?pwd=eVhNSUx1SHZxME9naVVhZUNzWm42dz09>

### MEETING MINUTES

#### ITEM 1 | Call to Order : 7:02 pm

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

#### ITEM 2 | Approval of Minutes

Vote anticipated.

Tabled until Board has had time to review minutes.

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

\*Atty McGrail presented to Board.

Comments and Questions

\*Megan Menesale – process question – multiple variances to be approved vs special permit – time frame between the 2 processes. Atty McGrail explained either would take the same time 3-4 months. Main reason is the variance is more difficult for approval and costly.

Public - No comments from the public

Oct 27<sup>th</sup> - next meeting will be public hearing 7pm

#### ITEM 4 | Plan Endorsement Wildwood definitive Subdivision

\*Receipt of INI and mylars by the Town. Atty McGrail to drop off plans to be signed by Chair Bill Spaulding.

#### ITEM 5 | 14 Montrose School Lane

Update on landscaping within the restrictive covenant area

\*Bill Spaulding emailed owners to see where the process stands – no response back yet.

\*Bill D'Amore – stopped by – no one home. Noticed a cover over the hole for the pool.

#### ITEM 6 | Items Not Anticipated by Chair

\*Bill D'Amore – regarding Montrose School Lane pool – he spoke to the neighbor about grassing an area. They need a bobcat to remove rocks in this area. Bill Spaulding will provide Board with recent decisions on Montrose School Lane..

\*Bill Spaulding received email from TC –regarding zoning bylaw proposals. Board discussed and there is not enough time to schedule and properly advertise a public hearing before Town Meeting Nov. 3, 2020.



**ITEM 7 | Action Items**

\*Bill Spaulding will email the Board regarding most recent decision for Montrose School Lane

**ITEM 8 | Adjournment**

**Motioned by Matt Lowry**

**Second by Megan Menesale**

**Meeting Adjourned 8:06pm**

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**NOTES |**