



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

December 08th, 2020 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/87117099005?pwd=RzNZT2lrVXpsR0JadG1sM2xGaWRGQT09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:00pm

Attendance: Bill Spaulding, Matt Lowry, Bill D'Amore, Joanne Scouler, Megan Menesale, Erin Kokinda, Susan Auld

ITEM 2 | Approval of Minutes – November 17, 2020

Vote anticipated.

Motion by Matt Lowry to accept Nov 17 2020 minutes as presented

Second by Bill D'Amore

All in favor

ITEM 3 | Approval Not Required (ANR) Plan: 500 Main Street

*Atty Brian McGrail - presented

*Matt Lowry – is housing allowed in business zone? Yes. The plan is for commercial with no plan for a residential component. Matt Lowry explained ANR rules and regulations.

*no public comments

Motion by Matt Lowry to endorse plan of land at 500 Main St. Wakefield, MA prepared by P.J.F. and Associates dated Nov 12, 2020 last revised Nov 7, 2020

Second by Bill D'Amore

All in favor

ITEM 4 | Lovis Ave Subdivision Mylar Plan Endorsement

*Atty Brian McGrail – presented. I&I fee paid to Engineering Dept as well as approved the draft SWPPP with application. Engineering has no issues with mylar endorsement.

*Joanne Scouler – the SWPPP does this include the sewer? Bill Spaulding explained that the Town Engineer reviews.

*Matt Lowry – not all Board members voted on this plan – only those voted with sign.

ITEM 5 | Review Planning Board Budget

*Bill Spaulding explained that former Town Planner would prepare and present to Board.

*Erin Kokinda spoke to Kevin Gill regarding budget.



*Budget will be reviewed by Board members and voted on at next meeting.

ITEM 6 | Items Not Anticipated by Chair

*Bill Spaulding – expressed that Board members should watch TC meeting from 12/8 to listen to Erin Kokinda's plans

*Notified ZBA - denied Cherry Lane

*Dec 15, 2020 7pm meeting with Tom Mullen and others – regarding zoning article wording for FOLQ in preparation for January 12, 2021 meeting and ultimately for Town Meeting.

*Attended VHB presentation as a citizen regarding cycling paths – good information if anyone was interested in future meetings.

*Website updates and email accounts for each Board member

*Matt Lowry – signed approvals for preliminary plans – we've never done, not sure why we are being asked to do at this time. We don't usually vote, we advise. We should check if required as a Board.

*Motion by Matt Lowry that after review from Tom Mullen that if he agrees Board should sign - Chair would have signing power on behalf of entire Board.

Second by Bill D'Amore

4 in favor

1 not voted

*Matt Lowry - Duplex for 10 Otis St – plan is too small to properly read, would like to see them online.

Doesn't look like there is enough parking for 2 cars per unit. Would not recommend ZBA go forward.

Does not meet requirements. Bill Spaulding will draft a letter to the ZBA.

ITEM 7 | Adjournment

Motioned by: Matt Lowry

Second by: Megan Menesale

Adjourned at 8:38pm

NOTES | PUBLIC HEARING CONTINUED TO JANUARY 12, 2021 – ARTICLES PROPOSED TO AMEND ZONING BYLAW