



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

January 12th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/87436818539?pwd=U0t3YVF0WmUrTGZlYXIPURQTFZRDz09>

MINUTES

ITEM 1 | Call to Order: 7:03pm

Attendance: Bill Spaulding, Matt Lowry, Bill D'Amore, Joanne Scouler, Megan Menesale, Erin Kokinda, Susan Auld, Town Council Liason: Jonathan Chines

ITEM 2 | Approval of Minutes – December 8, 2020

Vote anticipated.

Matthew Lowry - Motion to accept

Accepted

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

*Bill Spaulding explained there was a meeting with Town Counsel, Board Members, FOLQ and residents. Reviewed wording for Town Meeting in May.

Comments/Questions

*Bill Connolly - 83 Elm St. – glad they had meeting with Tom Mullen. Likes the wording and looks forward to comments and questions tonight. Question – additional notification related to other limited business districts – none at this time.

*Joanne Scouler – article was clarified. Improve or create another article to improve around the lake. Maximum of 14 units per acre-specific enough? Yes, it is in our zoning bylaws. Should there be an Overlay district for the lake? This is an option.

*Matt Lowry – concerned about wording to include/exclude area of Sheraton Hotel. Applicant concerned about parcel around lake but it also involves parcel not around the lake. Bill Connolly agrees with Matt Lowry and feels there should be a discussion about it. Needs map amendment? LBD to lakeside only if that is adequate.

*Bill Spaulding – should we discuss wording tonight or discuss at next meeting? Options to discuss: Overlay district, LBD1 LBD2 zoning map amendment.

*Chris Kroon - 114 Main St. – happy to work with FOLQ, Tom Mullen about wording for the best path moving forward. Planning Board can assist with wording for the article. Work with you for reasonable changes.

*Brian McGrail - 81 Outlook Rd – happy to meet with anyone with the concept of the meeting. POINT OF ORDER – responding to discussion regarding Board's part in recommending or not recommending favorable action to Town Council. Brian McGrail noted that approval or denial of the article is the function of the Board.



*Bronwyn Della Volpe - 8 Cyrus St – was this article discussed in meeting with Tom Mullen? Yes. Is Tom Mullen happy with wording of this bylaw? Yes. Did he bring up any concern with Sheraton? No. Then why is it being brought up now? A Board Member inquired about it. Matt Lowry indicated that applicant did not intend for it to be included because he is dealing with a lakeside issue. If Sheraton is not affected by current language instead of not included. Exclude the Sheraton in the Bylaw.

*Bob Mitchell – 6 Spaulding St – would like to defer to Tom Mullen and too stay on course with this.

*Bill Spaulding – proposed a meeting between FOLQ, Board Members, Tom Mullen and residents to work on an amendment to current article. Matt Lowry concerned with legalities. Bill Connolly would like to come back to the Board with amendments (small adjustments) after discussing with concerned parties.

Public Hearing continued to Tuesday February 9, 2021

ITEM 4 | 291 Salem St – requested modification

*Atty Brian McGrail – 2 lot subdivision - will be submitting a new engineering plan for drainage.

*DJ Kaur - 14 Pheasantwood Terrace – explained the current drainage after some rain and snow.

*Matt Lowry explained after visiting the site that the water was shedding from the back right to neighbor's yard not draining to front left as intended.

ITEM 5 | Review Planning Board Budget

Vote to Accept – anticipated

*Motion by Matt Lowry - to accept level funded budget for FY22

Second by Bill Spaulding

All in favor

ITEM 6 | Items Not Anticipated by Chair

*Bill Spaulding was invited to the Advisory Committee for Wakefield Vision 2030 meeting and discussed with the Board in conjunction with Jonathan Chines and Erin Kokinda.

*website updates/email addresses for Board Members

*Matt Lowry – ANR plan to Wakefield - "How to Submit"

*ZBA letters/info to review

*2021 Town Election – Planning Board open seats

ITEM 7 | Adjournment

Megan Menasale - Motion to Adjourn

Second by: Matt Lowry

Adjourned at 9:10pm