



TOWN OF WAKEFIELD

PLANNING BOARD

NOTICE OF MEETING

May 11th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/84209416449?pwd=SEhRNGlFcys4MnA3d0lRV2RoY0NZZz09>

MEETING MINUTES

ITEM 1 | Call to Order: 7:00pm

Attendance: Bill Spaulding, Matt Lowry, Megan Menesale, Theo Noell, Erin Kokinda

Clerk: Susan Auld

ITEM 2 | Approval of Minutes – April 13, 2021 and April 22, 2021

Vote anticipated

Motion to accept minutes by Matt Lowry

Second by Megan Menesale

*Roll Call Vote

Matt Lowry – Yes

Megan Menesale – Yes

Theo Noell - Yes

Bill Spaulding - Yes

ITEM 3 | Evangelista Way – ANR Plan for Review (Withdrawn)

*ANR plan is not accepted by the Planning Board - Tabled for a future agenda

ITEM 4 | Board Discussion - Review of current zoning around the Lake - approx. 7:09pm

*Bill Spaulding – went over prior discussion – goal tonight to come up with what the outcome needs to be, set a timeline. Look at future master plan.

Discussion 7:15pm

*Bill Spaulding – looking at Business District, changing to Neighborhood Business or Overlay District.

Rezoning SW corner of the lake – lots that are Business District to Neighborhood Business 35ft in height.

*Theo Noell – would language of form based zoning codes help us? (**approx. 7:35**) Theo volunteered to look into Overlay District for the lake.

*Megan Menesale – Municipal space at the head of the lake –clean up the maps Business vs Neighborhood/Municipal, also NW corner of the lake. Zoning bylaw changes individually by section of the lake geographically.

*Matt Lowry – zoning of distance from lake vs naming parcels (street names). Map changes as well as change in use.

Erin – will look into the open space

*Preserve Open Space Discussion - **approx. 7:44pm**

*Protect the lake from over-development – height and density – define Lake District.



Upcoming Action

Theo - researching overlay district

Bill - protecting lake district from overdeveloping – different zoning/districts around the lake

Erin - municipal overlay map – piece missing

Public Comment and Questions/Discussion – approx. 7:55pm-8:13pm

*Bronwyn DellaVolpe - 8 Cyrus St – would like more hefty meeting minutes. Maybe separate bylaw for municipal area that is open at the head of the lake. Would like to see some fine tuning to protecting the lake with an Overlay - Preserving the vista vs views. Questioned variance and special permits. Interested how this district could include the water shed area.

*Joanne Scouler – 51A Chestnut **approx. 8:13pm -8:20pm**

- look closer at the wording for Neighborhood District – density and height Lakeside Office Park

ITEM 5 | Action Items – Board Elections

Vote anticipated - Discussion

Bill Spaulding nominated Matt Lowry for Chairperson

Second by Megan Menesale

*Roll Call Vote

Bill Spaulding – yes

Matt Lowry – yes

Theo Noell – yes

Megan Menesale – yes

Matt Lowry nominated Bill Spaulding for Vice Chairperson

Second by Theo Noell

*Roll Call Vote

Theo Noell – yes

Megan Menesale – yes

Bill Spaulding – yes

Matt Lowry appointed Megan Menesale to technical writer/correspondence

Matt Lowry appointed Theo Noell to bill payer

ITEM 6 | Items Not Anticipated by Chair

*Vison 2030 – encourages board members to visit website

*Emails that come into Planning Board Chair – specific communications to Board and responses

*Town Council Meeting 5/10/21 (1hr12min.mark) – 596 North Ave property/40B – comments from TC

*ZBA Meeting (5/5/21) – 200 Quannapowitt Parkway presentation – cont. 5/13/21

*109 Farm St. going in front of ZBA for special permit

*Theo Noell– regarding website -developments proposed and underway in Town – link to current projects.

*Matt Lowry - TC and Tom Mullen back up the public input at Planning Board meetings

ITEM 7 | Adjournment

Motion to adjourn by Megan Menesale

Second by Matt Lowry

Adjourned at 9:17pm

*Roll Call Vote

Bill Spaulding -yes

Megan Menesale – yes

Theo Noell - yes

Matt Lowry - yes

NOTES | NEXT MEETING TUESDAY MAY 25, 2021