



# TOWN OF WAKEFIELD

Planning Board

Tuesday, September 8, 2020 | 7pm

## Meeting Minutes

<https://us02web.zoom.us/j/89535974978>

### ITEM 1 | Call to Order – 7pm

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

Liason: Jonathan Chines, TC

### ITEM 2 | Approval of Minutes from June 22, 2020 , July 28, 2020 and August 25, 2020

Vote anticipated.

Tabled

### ITEM 3 | Working session related to a possible Zoning Amendment, proposed by The Savings Bank

\*Atty McGrail presented Amending Definition of "Bank/Bank Building" for zoning bylaw. Solely occupied as a bank – submitted to Town Clerk to be presented at upcoming T.C. meeting.

\*Table comparison – presented

\*Parking –calculation will be based on business district

-Bob DiBella spoke about possible parking concerns – Savings bank has rented spaces throughout town to accommodate any concerns. Approximately 55 spots available for employees

\*Matt Lowry had questions regarding Foot note 8 – special permit front yard setback. ???

\*TC Sept. 14/Public Hearing Oct 13 and 27

*Information Session - Public participation – B.Della-Volpe - ?floor area ratio/actual business district/setback/parking/ special permit vs variance*

### ITEM 4 | Lovis Ave Extension

Public hearing on Lovis Ave. Ext. TM#22-064018B

\*Atty McGrail - plans and conditions presented – requesting approval

\*Conservation Commission 60 ft no disturbance zone area plantings. John Odgren said Conservation Commission approved revised plans for plantings.

\*fill will come from adjacent property.

3A. Town of Wakefield and Stoneham

22. Arborvities /street trees – professionally planted

Motion to close public hearing Lovis Ave Ext by Matt Lowry

Bill d'Amore second

All in favor

Motion to accept Lovis Ave Ext definitive plan of Sept 2 2020 by Bill Spaulding

Matt Lowry – Second



All in favor

**ITEM 5 | 201 Nahant St – ANR Plan**

\*Atty McGrail presented division of lots. Discussion

No comments.

Matt Lowry motioned to endorse ANR plan

Second Bill D'Amore

All approved

**ITEM 6 | 14 Montrose School Lane**

Update on landscaping within the restrictive covenant area

\*no updates on property

\*Bill Spaulding or Bill D'Amore will visit this week

**ITEM 7 | Glendale Ave., Ossipee Lane (aka Ossippe Lane)**

Update on site walk to review limit of work line and evaluation of trees for cutting

\*Matt Lowry walked site – site flagged for limited work. Trees marked to be kept or removed.

**ITEM 8 | Items Not Anticipated by Chair**

\*website/update minutes and submit all 2019 meeting notes

\*TC invite to Sept 14 meeting

**ITEM 9 | Action Items - none**

**ITEM 10 | Adjournment**

Motioned by Matt Lowry

Second by Bill D'Amore

Meeting Adjourned at – 8:52pm

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**NOTES |** LOVIS AVE. EXT. PRELIMINARY PLAN FILED NOV. 13, 2018 & LAST REVIEWED MAR. 12, 2019. THE DEFINITIVE PLAN FILED JUNE 11, 2019 AND THE PUBLIC HEARING OPENED ON JULY 23, 2019. PLANNING BOARD'S DEADLINE TO FILE THE LOVIS AVE. EXT. DECISION IS OCTOBER 31, 2020