



TOWN OF WAKEFIELD

TOWN COUNCIL

Julie Smith-Galvin, Chair
Mehreen N. Butt, Vice Chair

Jonathan P. Chines
Anne P. Danehy

Edward F. Dombroski, Jr.
Ann Santos

Sherri A. Dalton, Clerk

NOTICE OF MEETING

October 25th, 2021 | 7:00 p.m.

WCAT Studio – 24 Hemlock Road | Via Zoom: <https://us02web.zoom.us/j/84700066136>

Consistent with the Governor's orders extending certain provisions of the Open Meeting Law, every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link <https://us02web.zoom.us/j/84700066136>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-301-715-8592 Meeting ID 847 0006 6136. Please only use dial in or computer and not both, as audio feedback will distort the meeting. This meeting will be audio and video recorded.

Item 1 | Call to Order

Item 2 | Pledge of Allegiance

Item 3 | Attendance

Item 4 | Public Engagement

Any member of the public who wishes to address the Town Council is asked to submit any comments or concerns to <https://www.wakefield.ma.us/public-participation> at least two hours prior to the start of the meeting. Alternatively, members of the public are invited to participate via the Zoom virtual meeting, using the instructions listed above.

In the event further deliberation or action is warranted, any issues raised may be included as an item on a future Town Council Agenda.

Item 5 | Approval of Minutes

Approval of October 14th, 2021 Town Council meeting minutes.

Item 6 | Project Updates

- A. Vision 2030.
- B. Envision Wakefield.

Item 7 | Committee Updates

- A. Zoning Board of Appeals.
- B. Planning Board.
- C. Conservation Commission.



Item 8 | Appointments

- A. Appointment(s) to the Conservation Commission for non-voting associate members.
- B. Appointment to the Youth Council for the one open Middle School position.

Item 9 | Policy

Fleet Policy.

Item 10 | License

Request for a One Day Liquor License for the Hartshorne House beer tasting event on November 13th, 2021 from 7:00 p.m. until 9:00 p.m.

Item 11 | Town Meeting

Town Administrator Maio to give overview.

Item 12 | Announcements

Item 13 | Matters Not Anticipated for Agenda

Any Voting matters not anticipated prior to the 48-hour public notice requirement but necessitating immediate action by the Council.

Item 14 | Adjournment

Next Regular Town Council Meeting: Monday, November 8th, 2021 at 7:00 p.m.

VISION 2030

FINAL DRAFT PLAN PRESENTATION

WAKEFIELD TOWN COUNCIL & PLANNING BOARD

25 OCTOBER 2021 – 7PM

VIA ZOOM VIRTUAL MEETING

FOR PUBLIC COMMENTS

BY NOVEMBER 15, 2021 DEADLINE



DRAFT 2 OF 2 - 10.18.2021 - FOR FINAL & CONCURRENT 3-WEEK REVIEW PERIOD: (A) PUBLIC ONLINE REVIEW; & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW - DEADLINE: NOV. 15, 2021. WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG

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END	

VISION 2030



INTRODUCTION

WAKEFIELD VISION 2030 MUNICIPAL TEAM & MAPC CONSULTANT



JONATHAN P. CHINES
TOWN COUNCILOR



ERIN KOKINDA
COMMUNITY & ECONOMIC
DEVELOPMENT DIRECTOR



JENNIFER MCDONALD
CONTENT &
COMMUNICATIONS MANAGER



STEPHEN P. MAIO
TOWN ADMINISTRATOR



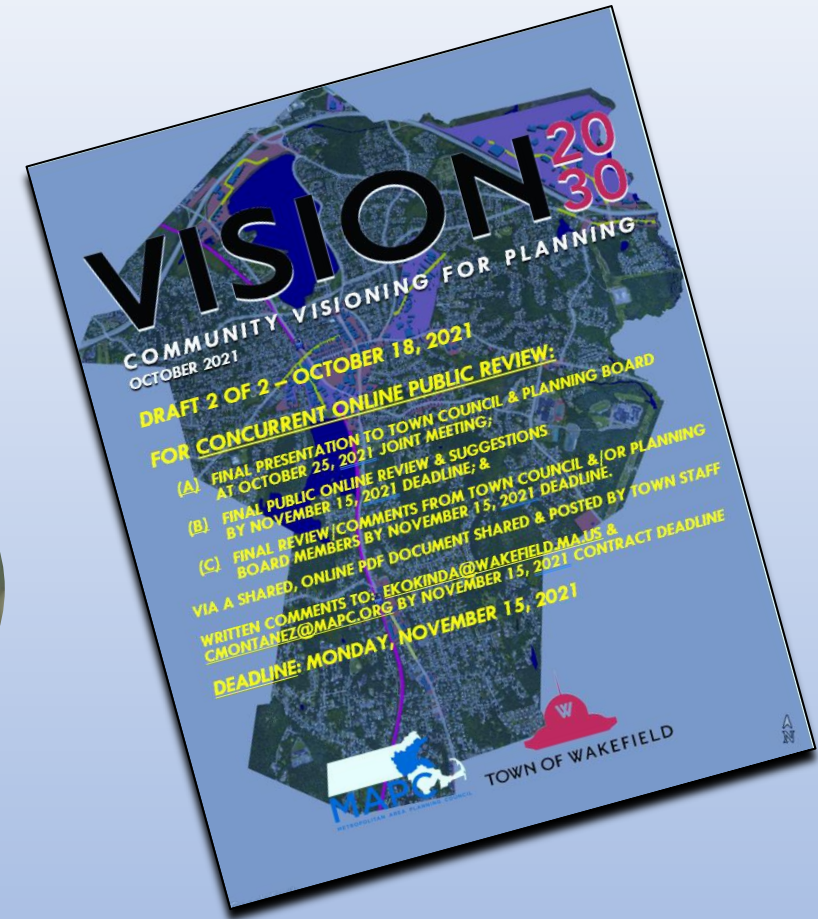
CARLOS J. MONTAÑEZ
PRINCIPAL PLANNER &
PROJECT MANAGER



CHRISTIAN BRANDT, AICP
PLANNER & COMMUNITY
ENGAGEMENT SPECIALIST



MARK RACICOT
LAND USE
PLANNING DIRECTOR



ADVISORY COMMITTEE MEMBERS

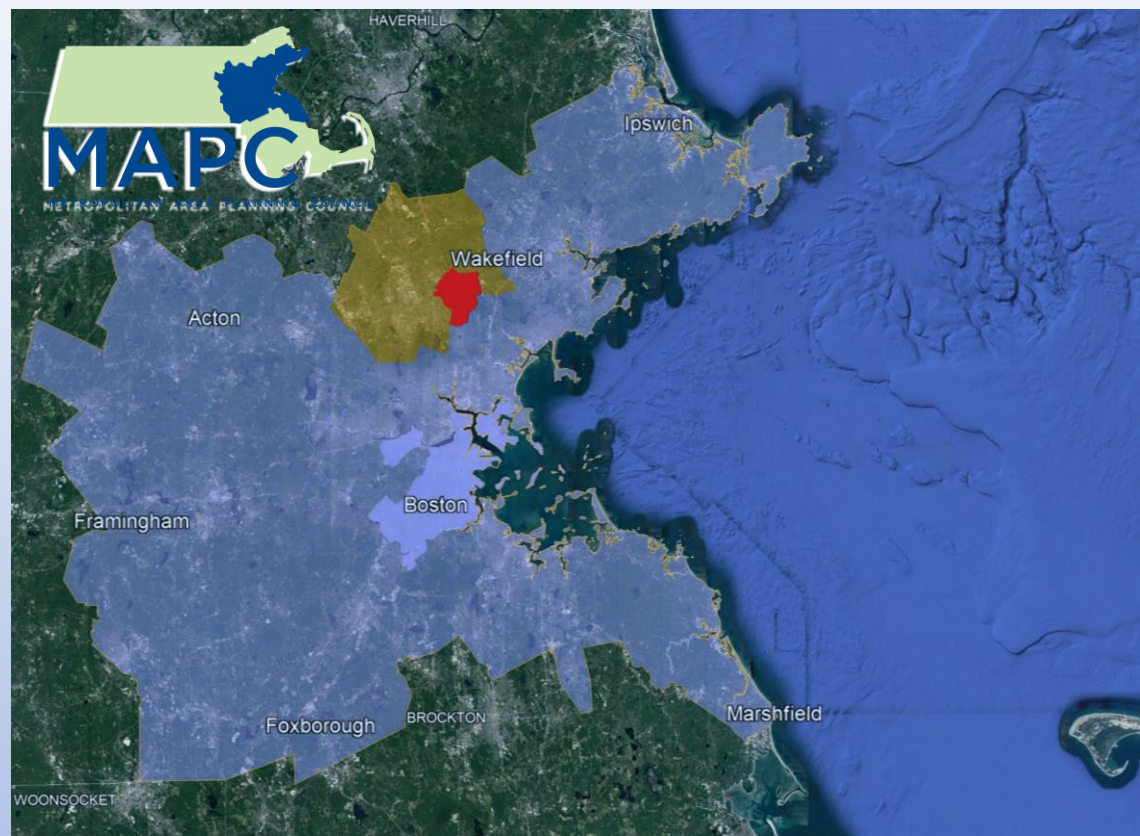
Jonathan Chines, Town Council
Paul DiNocco, Town Council
Candace Linehan, Board of Health
Christopher Barrett, Chamber of Commerce
Susan Jepson, Council on Aging

Lois Benjamin, Council on Disability Issues
Sarah Guerin, Cultural Council
Aimee Forsythe, Finance Committee
Nancy Bertrand, Historical Commission
Kimberley Ring Allen, Human Rights Commission

Bill Spaulding, Planning Board
Michael Boudreau, School Committee
Glenn Mortimer, Wakefield Interfaith Clergy
Anthony Amatucci, Youth Council
Ami Wall, Zoning Board of Appeals

and community visioning participants

INTRODUCTION – MAPC REGIONAL PERSPECTIVE



REGIONAL PLANNING AGENCY

PUBLIC CONSULTANCY – TECHNICAL ASSISTANCE RESOURCES AND SERVICES

- ❑ SUPPLEMENT LOCAL CAPACITY,
- ❑ BRAINSTORM IDEAS,
- ❑ GATHER SURROUNDING COMMUNITIES TO
- ❑ ADDRESS COMMON ISSUES THAT TRANSCEND MUNICIPAL BOUNDARIES

VISION PLAN PURPOSE

WHAT IS COMMUNITY VISIONING FOR PLANNING?

- **ASPIRATIONAL**
- **IMAGINING & SHAPING FUTURE**
WITH COMMUNITY INPUT
- **RALLY RESIDENTS**
AROUND COMPELLING IDEAS
- **REFERENCE CONTEXT FOR FUTURE DECISIONS**
*AT BOARD & COMMITTEE MEETINGS
TO HELP WITH REVIEW OF PROJECTS
AND POLICY IDEAS*
- **FOR MARKETING PURPOSES**

COMMUNITY INPUT CAN:

- **INFORM RECOMMENDATIONS**
- **PROVIDE MUTUAL CERTAINTY**
RESIDENTS – BUSINESSES
- **INFORM DECISIONS**
*FUTURE ZONING – INVESTMENT –
RE-DEVELOPMENT INCL. INFILL*
- **SHAPE SPECIFIC AREAS**
GROWTH – IMPROVEMENTS – PRESERVATION
- **LEAVE A LEGACY**
FOR THE NEXT GENERATION

COMMUNITY PROCESS & INPUT

WAKEFIELD VISION 2030 (WV-2030)

- ❑ WV-2030 MUNICIPAL TEAM
- ❑ 15-MEMBER ADVISORY GROUP
- ❑ 3 WORKSHOPS – PUBLIC ONLINE
- ❑ 185 TO 195 WORKSHOP PARTICIPANTS
- ❑ 3 COMMUNITY SURVEYS – 3-WEEKS EACH
- ❑ 922 SURVEY RESPONSES – STANDARDIZED MEASURABLE CONSENSUS



AGENDA & DISCUSSION OUTLINE – 2ND ADVISORY COMMITTEE WORKING SESSION

AGENDA

- ❑ **FINAL RE-VIEW SURVEY QUESTIONS – 2ND SECOND PUBLIC WORKSHOP**
 - ADAPTING TO ENVIRONMENTAL CHANGES**

Are you familiar with the Town's Envision Wakefield Resilient municipal vulnerability preparedness plan completed during 2019-2020?

 Yes – I participated
 Yes – Have heard of it
 No
 - ENHANCING BUSINESS/ACTIVITY**

What are some of Wakefield's strongest businesses and services, job opportunities?

 Picturesque downtown that is within walking distance for some residents.

WAKEFIELD VISION 2030 – ABRIDGED, CONCISE SUMMARY WITH HIGHLIGHTS

- ❑ The community poll questions:
 - ❑ Were not intended to be scientific surveys, but rather an attempt to gain the best available input from community participants to measure input, determine consensus, and draft goals in the visioning plan. The poll was devised to provide some standardization to community feedback to allow for a quantification of qualitative feedback that is challenging to obtain at conventional open community meetings with strictly/mainly oral comments. Ideally, we can approximate or exceed the historical double- or triple-digit attendance/participation rates between the forums and polls;
 - ❑ Offer non-exhaustive, multiple-choice response options whenever possible so as to make it easier for respondents to better understand the nature of the question; and

SHAPING GROWTH

PROTECT & IMPROVE SPECIAL PLACES: NATURAL RESOURCES – PARKS AND RECREATIONAL AREAS

DOWNTOWN FOR JOY

EXPAND EDUCATION

IMPROVE RECREATION

RECREATIONAL

FAVORITE PARKS: LAKE QUANNAPOWITT, CRYSTAL LAKE, REEDY FIELDS, BEEBEE LIBRARY, BREAKHEART RESERVE

HOUSING

RECREATION & OPEN SPACE NEAR

WAKEFIELD VISION 2030 – CONCISE SUMMARY

- ❑ The community poll questions:
 - ❑ Were not intended to be scientific surveys, but rather an attempt to gain the best available input from community participants to measure input, determine consensus, and draft goals in the visioning plan. The poll was devised to provide some standardization to community feedback to allow for a quantification of qualitative feedback that is challenging to obtain at conventional open community meetings with strictly/mainly oral comments. Ideally, we can approximate or exceed the historical double- or triple-digit attendance/participation rates between the forums and polls;
 - ❑ Offer non-exhaustive, multiple-choice response options whenever possible so as to make it easier for respondents to better understand the nature of the question; and

first community survey – 490 RESPONDENTS

SHAPING GROWTH

SPECIAL PLACES OR PHYSICAL ASSETS THAT DESERVE PROTECTION OR ENHANCEMENT

Natural resources - for example, Lake Quannapowitt, Crystal Lake, Reedy Fields, Beebee Library, etc.

Parks and recreational areas - for example, Town Common, Veterans Field, etc.

Downtown business district

Community/civic facilities - Senior Center, American Civic Center, Beebe Library, etc.

TOP 20 WORDS THAT COME TO MIND ABOUT WHY PLACES OR ASSETS IN WAKEFIELD ARE SPECIAL - FIRST POLL RESPONSES - 3.2021

PEACE

PROCESS & VISIONING TOPICS

Advisory Committee Meeting

PUBLIC FORUM #1 – MAR 4, 2021

SHAPING GROWTH, & HOUSING, MOBILITY & RECREATIONAL OPTIONS:

1. Growth, Enhancement & Preservation Areas
2. Housing Options & Residential Areas
3. Mobility Options & Getting Around
4. Parks, Squares & Leisure

**3-WEEK
SURVEY**

ENDED

490 RESPONSES

Advisory Committee Meeting

PUBLIC FORUM #2 – APRIL 28, 2021

BUSINESSES, FACILITIES, & THE PUBLIC REALM & ENVIRONMENT:

5. Expanding the Cultural & Historic Landscape
6. Enhancing Public Facilities & Infrastructure
7. Adapting to Environmental Changes
8. Enhancing Business/Activity Districts & Opportunities: Putting the Pieces Together

**3-WEEK
SURVEY**

ENDED

254 RESPONSES

PUBLIC FORUM #3 – JUNE 21, 2021

QUALITY OF LIFE & SHARED VALUES:

9. Diversity & Inclusion
10. Health, Safety, Resiliency & Vulnerable Communities
11. Promoting Lifelong Learning & Community Development
12. Fostering Community Spirit & Volunteerism

**3-WEEK
SURVEY**

ENDED

178 RESPONSES

Advisory Committee Meeting

WAKEFIELD 2030 VISION STATEMENT

PROJECT MISSION – VISUAL EXECUTIVE SUMMARY

DRAFT 2 OF 2 – 10.18.2021 – FOR FINAL & CONCURRENT 3-WEEK REVIEW PERIOD; (A) PUBLIC ONLINE REVIEW; & (B) TOWN COUNCIL & PLANNING BOARD PRESENTATION & REVIEW – DEADLINE: NOV. 15, 2021 – WRITTEN COMMENTS TO: ESKOINDA@WAKEFIELD.MA.US & CHONTANEZ@MAPC.OH

MISSION, VISION & EXECUTIVE SUMMARY

Mission – Vision 2030 Project

- Pool together Wakefield's best ideas, and leverage its best community and civic assets for improving the town.
- Rally community members around common ground, shared values, and high-consensus goals.
- Advance the most compelling ideas through future group decisions, actions, and investments.

Vision Statement

We envision a Wakefield that:

- Protects and enhances its beautiful natural landscape, neighborhood character, and signature open space assets including Lake Quannapowitt, Crystal Lake, and Breakheart Reservation.
- Welcomes and supports residents in different life stages and is inviting to people of all backgrounds.
- Enhances its neighborhoods with housing options for all, and safe walking and biking amenities.
- Improves its business districts with more services, leisure retail, job opportunities, and pedestrian amenities.
- Expands its social, civic, and cultural landscape with more creative placemaking amenities, and more festive events.
- Invests in legacy civic projects for present-day residents and future generations that enhance our beautiful landscape.
- Reduces car dependency by leveraging its commuter rail access and other creative transportation innovations to support shops and residents.

Expanded Vision Statement

LOOKING TOWARD 2030, Wakefield envisions building on the strengths of its neighborhood variety of **HOUSING OPTIONS** for community members of all backgrounds, with varied needs. Wakefield will prioritize housing **AFFORDABILITY** for the almost one-third of its households burdened by allowing more housing options for young adults, seniors, and families. **PERMISSIVE ZONING** regulations and permitting reviews will seek to balance: design guidelines (to complement character), preservation of open space and protection of our natural resources, mobility of retail and pocket parks near homes, with condos, rentals, and small-lot single family dwellings. Wakefield will also become a residential neighborhood option by allowing well-designed, **IN-FILL REDEVELOPMENT OPPORTUNITIES** to accommodate ground-floor services with upper-level residential units.

Wakefield looks forward to improving **THE PUBLIC REALM, TOWN SERVICES**, and its business district by expanding **THE CULTURAL LANDSCAPE**. The Town will enhance its strong downtown business district by pursuing several measures. Some of its strategies include: enhancing its physical assets and services, such as a large Town Common, excellent Beebe Library service, and downtown proximity to recreational, areas and some neighborhoods, will be enhanced with investment. Balanced **PEDESTRIAN AMENITIES AND ROADWAY IMPROVEMENTS** will create a walkable experience that will encourage more customer foot traffic, and in turn incentivize **PROPERTY REINVESTMENT**. Moreover, the Town will attract increased robust private investment for future generations by investing in transformative civic projects to further enhance the public realm will be enhanced with more creative and cultural placemaking amenities and priority community projects will provide better civic services, attract more shops and jobs, and community gatherings. Wakefield will invest in a **NEW CULTURAL AMPHITHEATER OR OUTDOOR SPACE** to increase its community vitality with greater foot traffic. Additionally, a **NEW OR RENOVATED HIGH SCHOOL** holds great potential to also incorporate within it a well-designed **INTERGENERATIONAL COMMUNITY CENTER**.

Wakefield will build upon the strength of its two existing MBTA commuter rail stations by investing in getting around and to Town. **CAR DEPENDENCY** will be **REDUCED** by upgrading pedestrian walkability a safe and pleasant option. Safer sidewalks in addition to more transit options for residents, especially the less advantaged, to be able to live more independently. **OPTIONS AROUND TOWN** will include more **TRAFFIC CALMING** improvements, bicycle facilities/stationing, possibly a **TOWN TROLLEY OR SHUTTLE VAN** circulating between the commuter rail station and business districts, and neighborhoods. Collectively, these options will help reduce parking demand proposals as well as reduce the demand for downtown parking.

Wakefield will improve and **PROTECT ITS PARKS AND NATURAL RESOURCES** by a variety of strategies include: improving walking paths and trails; investing in more comfort amenities; creating more opportunities arise; more recreational programming opportunities; and downward emitting where appropriate. Wakefield will coordinate with the State to ensure that one of the Town's Breakheart Reservation, serves the needs of residents through wayfinding signage, awareness, and signage.

And finally, as 2030 gradually approaches, Wakefield will have extensively **PROMOTED LIFELONG LEARNING, AND VOLUNTEERISM**, as well as have **EMPOWERED ITS MORE VULNERABLE** members. Wakefield will be more diverse and together with its Human Rights Commission, welcome newer first-generation residents, people of different faiths and ethnic background community, and people of all socio-economic backgrounds. The Town will easily attract new different backgrounds and affiliations. The Wakefield community at-large will continue to inclusive public schools, and continue to develop and flourish through expanded education opportunities. Wakefield adults will enjoy low-cost or no-cost evening education programs Tech Vocational School for their personal fulfillment and edification. The Town will spearhead volunteering clearinghouse and email newsletter to support and grow its healthy volunteer whole of Wakefield will be stronger after having expanded its social services to empower members. Mental health and public health in general are top priorities for Wakefield, and Town liaison will reach out to the homeless and work with addiction coaches and community workers to create an even more resilient community.

Mission – Vision 2030 Project

- POOL TOGETHER WAKEFIELD'S BEST IDEAS AND LEVERAGE ITS BEST COMMUNITY AND CIVIC ASSETS FOR IMPROVING THE TOWN.
- RALLY COMMUNITY MEMBERS AROUND COMMON GROUND, SHARED VALUES, AND HIGH-CONSENSUS GOALS.
- ADVANCE THE MOST COMPELLING IDEAS THROUGH FUTURE GROUP DECISIONS, ACTIONS, AND INVESTMENTS.

Vision Statement

WE ENVISION A WAKEFIELD THAT:

- PROTECTS AND ENHANCES ITS BEAUTIFUL NATURAL LANDSCAPE, NEIGHBORHOOD CHARACTER, AND SIGNATURE OPEN SPACE ASSETS INCLUDING LAKE QUANNAPOWITT, CRYSTAL LAKE, AND BREAKHEART RESERVATION.**
- WELCOMES AND SUPPORTS RESIDENTS IN DIFFERENT LIFE STAGES AND IS INVITING TO PEOPLE OF ALL BACKGROUNDS.**
- ENHANCES ITS NEIGHBORHOODS WITH HOUSING OPTIONS FOR ALL, AND SAFE WALKING AND BIKING AMENITIES.**
- IMPROVES ITS BUSINESS DISTRICTS WITH MORE SERVICES, LEISURE RETAIL, JOB OPPORTUNITIES, AND PEDESTRIAN AMENITIES.**
- EXPANDS ITS SOCIAL, CIVIC, AND CULTURAL LANDSCAPE WITH MORE CREATIVE PLACEMAKING AMENITIES, AND MORE FESTIVE EVENTS.**
- INVESTS IN LEGACY CIVIC PROJECTS FOR PRESENT-DAY RESIDENTS AND FUTURE GENERATIONS THAT ENHANCE OUR BEAUTIFUL LANDSCAPE AND FOSTER COMMUNITY GATHERINGS.**
- REDUCES CAR DEPENDENCY BY LEVERAGING ITS COMMUTER RAIL ACCESS AND OTHER CREATIVE TRANSPORTATION INNOVATIONS TO SUPPORT SHOPS AND RESIDENTS.**

OUTREACH EFFORTS

- ❑ **3 ONLINE DIGITAL OPEN HOUSE WORKSHOPS**
WITH PRESENTATION CONTENT AND PARTICIPANT DISCUSSIONS

- ❑ **3 ADVISORY GROUP DISCUSSIONS**

- ❑ **3 ONLINE SURVEYS** – 3 WEEKS EACH

- ❑ **PAPER FLYERS** –
POSTED IN KEY AREAS IN TOWN BY MUNICIPAL TEAM

- ❑ **PAID FACEBOOK ADVERTISEMENTS**

- ❑ **TOWN WEBSITE & CALENDAR** –
POSTING OF WORKSHOP AND AG MEETING DATES

- ❑ **WAKEFIELD COMMUNITY ACCESS TELEVISION (WCAT) COORDINATION** –
TO TELEVISION EACH WORKSHOP ON WCAT AND FACEBOOK

- ❑ **PAPER SURVEY AVAILABILITY** –
COORDINATION WITH VOLUNTEER AG MEMBERS AND THE MUNICIPAL TEAM

- ❑ **DIRECT COMMUNITY OUTREACH** –
WITH 38 CIVICALLY-ACTIVE COMMUNITY “SUPER CONNECTOR” STAKEHOLDERS IDENTIFIED BY MUNICIPAL TEAM AND AG

- ❑ **FINAL PLAN REPORT PRESENTATION** –
OCTOBER 25, 2021, TOWN COUNCIL & PLANNING BOARD – PLUS 3-WEEK PUBLIC COMMENT PERIOD BY NOVEMBER 15, 2021 DEADLINE

VIDEO RECORDINGS OF THREE PUBLIC WORKSHOPS VIEWABLE AT THE FOLLOWING LINKS:

- ❑ PUBLIC FORUM #1 AT [HTTPS://MAPC.MA/WV2030_FORUM1](https://mapc.ma/wv2030_forum1)
- ❑ PUBLIC FORUM #2 AT [HTTPS://MAPC.MA/WV2030_FORUM2](https://mapc.ma/wv2030_forum2)
- ❑ PUBLIC FORUM #3 AT [HTTPS://MAPC.MA/WV2030_FORUM3](https://mapc.ma/wv2030_forum3)

SURVEY DESIGN PAIRED WITH INFORMATIVE CONTENT & VISUALS

- ❑ **PURPOSEFULLY & COLLECTIVELY DRAFTED** –
 BY MUNICIPAL TEAM, ADVISORY GROUP MEMBERS, &
 MAPC CONSULTANT

- ❑ **PRIMARY FORM OF STANDARDIZED
 COMMUNITY INPUT** –
 FOR DISCERNING QUANTIFIABLE CONSENSUS

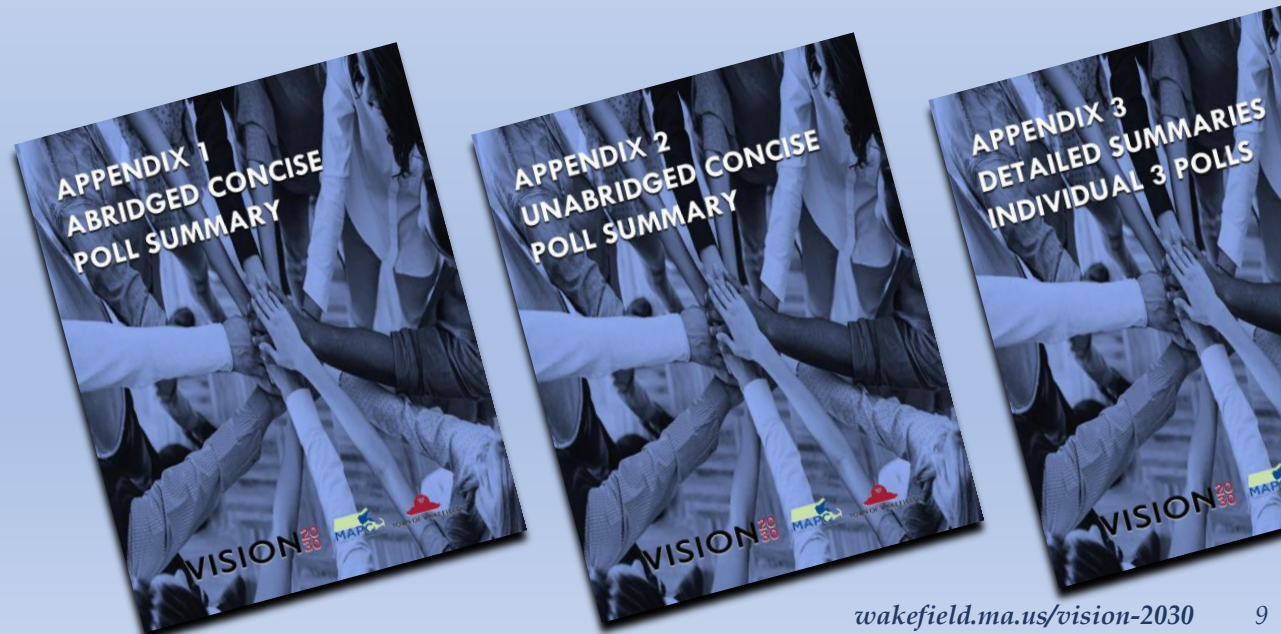
- ❑ **COMBINATION OF**
 - ❑ SOMEWHAT SPECIFIC, MULTIPLE CHOICE
 QUESTIONS FOR QUANTIFICATION
 - ❑ OPEN ENDED COMMENT FIELDS FOR FLEXIBILITY
 - ❑ MORE ABSTRACT, HIGHER LEVEL, NON-SPECIFIC QUESTIONS
 ON OPPORTUNITIES & CHALLENGES

- ❑ **SURVEY OBJECTIVE**
 - ❑ MEASURE INPUT – DETERMINE CONSENSUS
 - ❑ CONSENSUS GOALS – DISTILLED FROM SEVERAL ITERATIONS
 OF SYNTHESIS AND ANALYSIS

- ❑ SUSS OUT HIGHER LEVEL CONSENSUS GOALS

- ❑ **MAPC CONSULTANT INTERPRETED RESULTS** –
 AND RECOMMENDED CORRESPONDING
 BEST PLANNING STRATEGIES

- ❑ **PROVIDE STANDARDIZATION OF FEEDBACK** –
 - ❑ FOR QUANTIFICATION OF QUALITATIVE FEEDBACK –
 THAT OFTENTIMES IS CHALLENGING TO OBTAIN
 IN CONVENTIONAL MEETINGS
 WITH STRICTLY/MAINLY ORAL COMMENTS
 - ❑ NOT INTENDED TO BE SCIENTIFIC SURVEYS



WAKEFIELD VISION HIGHLIGHTS

1 VISION STATEMENT – 12 VISIONING TOPICS – 29 HIGH-CONSENSUS GOALS – 16 MODERATE CONSENSUS GOALS – 6 PRIORITY GOALS & STRATEGIES – 27 TOTAL STRATEGIES

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Visual Executive Summary – 1 of 4 – The following visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.



DRIFT 2 OF 2 – 10.18.2021 – FOR FINAL & CONCURRENT REVIEW: (A) PUBLIC ONLINE REVIEW, & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW – DEADLINE NOV. 15, 2021. WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG

Visual Executive Summary – 3 of 4 – The following visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.

WE ENVISION A WAKEFIELD THAT:

Enhances its neighborhoods with housing options for all, and safe walking and biking amenities.



Improves its business districts with more services, leisure retail, job opportunities, and pedestrian amenities.



DRIFT 2 OF 2 – 10.18.2021 – FOR FINAL & CONCURRENT 3-WEEK REVIEW PERIOD: (A) PUBLIC ONLINE REVIEW, & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW – DEADLINE NOV. 15, 2021. WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG

Visual Executive Summary – 1 of 4 – The following visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.

WAKEFIELD VISION 2030 GOALS

The following community visioning goals are based on several iterations of synthesis and analysis of community feedback from over 1,100 combined poll responses and workshop participants, in order to distill the information into concise findings. Concise and full summaries for each poll can be found in the Wakefield Vision 2030 plan report appendices. Some of the higher-level goals are highlighted in the visual executive summary, as well as the WV-2030 Vision Statement. In lieu of the full list of goals, the visual summary and vision statement can be repurposed by the Town, organizations, and stakeholders such as the Chamber of Commerce to market to prospective businesses and visitors. Due to the nature of the collectively drafted survey questions and response options, in some limited instances there was less clarity from the community responses, and even apparent contradictions. The tabular and bulleted summary is meant to be the best possible and accurate reflection of the survey design effort, the community input received, and what could be interpreted from it.

CONSENSUS GOALS & IDEAS

	HIGH CONSENSUS – PRIORITY	MODERATE CONSENSUS – LESSER PRIORITY
SHAPING GROWTH – FUTURE-ORIENTED GROWTH & PRESERVATION AREAS	<ul style="list-style-type: none"> Very strong consensus – for natural resources at 91%. Strong consensus – for parks and recreational areas; and downtown business district at 51-61%. 	<p>SECONDARY AREAS TO ACCOMMODATE FUTURE JOBS, SERVICES, SHOPS, AND HOUSING OPTIONS</p> <ul style="list-style-type: none"> Minor consensus – Main Street Corridor / Edgewater Park, the J Street corridor, Greenwood, and the level of Lake Quannapowitt. Minor consensus – Main Street Corridor / Audubon Road specifically Edgewater # (38%) – New Salem Street / Greenwood of Lake Quannapowitt (27-28%)
PRIORITIZE DOWNTOWN WAKEFIELD AS THE PRIMARY (BUT NOT EXCLUSIVE) AREA TO EFFICIENTLY ACCOMMODATE FUTURE JOBS, SERVICES, SHOPS, AND HOUSING OPTIONS ON UNDERUTILIZED OPPORTUNITY SITES	<ul style="list-style-type: none"> Very strong consensus: Downtown (incl. Wakefield Square and Wakefield Junction) at 74%. 	
PRIORITIZE EXPANDED LEARNING AND RECREATIONAL OPPORTUNITIES FOR ALL RESIDENTS AS AN INVESTMENT IN THE COMMUNITY'S WELL-BEING	<ul style="list-style-type: none"> Priorities (ranked 1st – 28-30%) – expanded education & learning opportunities for all residents; & improved recreational opportunities 	
HOUSING – RESIDENTIAL AREAS & OPTIONS	<p>PURSUE MORE RECREATIONAL AMENITIES, POCKET PARKS, AND RETAIL-ORIENTED GATHERING SPACES WITHIN WALKING DISTANCE OF HOME & NEIGHBORHOODS</p> <ul style="list-style-type: none"> Strong consensus – for recreational amenities & open space in all neighborhoods except downtown (52-72%). Strong to minor consensus – for retail-oriented gathering spaces in all neighborhoods & Downtown (45-70%). <p>ADDRESS THE NEEDS OF COST-BURDENED HOMEOWNERS (ALMOST ONE-THIRD OF ALL HOUSEHOLDS)</p> <ul style="list-style-type: none"> Strong consensus – for housing conditions concerns regarding traffic, car dependency, and changing Town character (33-55%). 	<p>IMPROVE THE SUPPLY OF HOUSING STOCK, OPTIONS AS WELL AS UPGRADE NECESSARY INFRASTRUCTURE TO SUPPORT HOUSING FC CHALLENGED COMMUNITY MEMBERS.</p> <ul style="list-style-type: none"> Minor consensus – on scarcity and effort housing stock, aging public infrastructure any housing, and lack of options for job/disability, seniors, and those with limited (29-29%). Minor consensus – on Wakefield needing much more to meet the current housing in more challenged community members (in young adults, downsizers, or those with mobility or income) at 42%.
MOBILITY OPTIONS – FOR GETTING AROUND	<p>BUILD UPON THE COMMUTER RAIL AS AN EVOLVING TRANSPORTATION NETWORK</p> <ul style="list-style-type: none"> Strong consensus – that the two MBTA Commuter Rail stations are Wakefield's strongest transportation option at 72% – that should be leveraged not only for Downtown but all neighborhoods (at 65-82%). <p>CREATE A PURPOSEFUL, INTERCONNECTED NETWORK OF TRANSPORTATION OPTIONS INCLUDING CIRCULATOR SHUTTLE VANS, BIKE LANES, AND PEDESTRIAN TRAILS WITH COMMUTER STATIONS</p> <ul style="list-style-type: none"> Strong consensus – on possibly would take alternate form of transit (other than a car) if it were convenient or safer (56%). With the "maybes," there is strong consensus at 71%. <p>IMPROVE MOBILITY FOR YOUTH, SENIORS, & RESIDENTS WITH LIMITED MOBILITY WITH UPGRADED PEDESTRIAN FACILITIES, AND PARA-TRANSIT AND MICRO-TRANSIT OPTIONS</p> <ul style="list-style-type: none"> Strong consensus – on needing to upgrade pedestrian facilities (sidewalks, crossings, etc.) at 69%. <p>CREATE A PURPOSEFUL NETWORK OF PEDESTRIAN AMENITIES THAT CONNECT BUSINESS AREAS AND KEY NEIGHBORHOOD CONNECTIONS TO MINIMIZE PARKING DEMAND</p> <ul style="list-style-type: none"> Strong consensus – on pedestrian amenities as a parking-challenges strategy at 52%. 	<p>CONSIDER VARIOUS TRANSPORTATION OPTS SUPPLEMENT THE COMMUTER RAIL AS PART LARGER INTEGRATED NETWORK such as: MBTA service, bicycle infrastructure, expanded senior service, and fixed-route circulating shuttle vans.</p> <ul style="list-style-type: none"> Minor consensus – on MBTA bus service/bicycling as strong transportation option getting around (25-39%). Minor consensus – on the MBTA bus service/bicycling as strong transportation option getting around (25-39%). Minor consensus – on bicycling as a strong transportation option in Greenwood, Lake Downtown (25-30%). Minor consensus – on bike lanes, expand shuttle service, and micro-transit options circulating shuttle vans) at 25-39%. <p>CONSIDER SECONDARY SUPPLEMENTAL MEASURES TO MINIMIZE PARKING DEMAND such as: managed downtown parking garage, parking enforcement</p>

POTENTIAL STRATEGIES, RESOURCES & ACTIONS 27

for high-consensus goals KEY: TOWN DECISION / ACTION NEEDED

NEAR-TERM PRIORITY & TOWN ACTION 2023-2027 LONG-TERM PRIORITY & TOWN ACTION 2028-2030

Recognizing that Wakefield is a mature suburban Town that is starting to approach build out

- Creative strategies can address various needs and community consensus goals including: housing affordability, non-car dependent mobility options, commercial investment needs, and investment of time and resources to expand civic facilities as well as public health and social connectivity programs and events.
- Careful consideration must be given to fully maximizing the potential of any given public and/or underutilized private opportunity sites for both publicly accommodating new or enhanced multipurpose facilities or compact mixed-use private developments to house more than one public service, or economic development or housing need.
- In tandem, flexibility with parking ratios through multimodal transportation solutions will facilitate reasonably accommodating redevelopment in a manner that is in keeping with the historic fabric, natural beauty, human scale, and suitability of districts and neighborhoods that embody much beloved Town character.

Shaping Growth, & Housing, Mobility & Recreation Options

NEAR-TERM PRIORITY & TOWN ACTION 2023-2027 LONG-TERM PRIORITY & TOWN ACTION 2028-2030

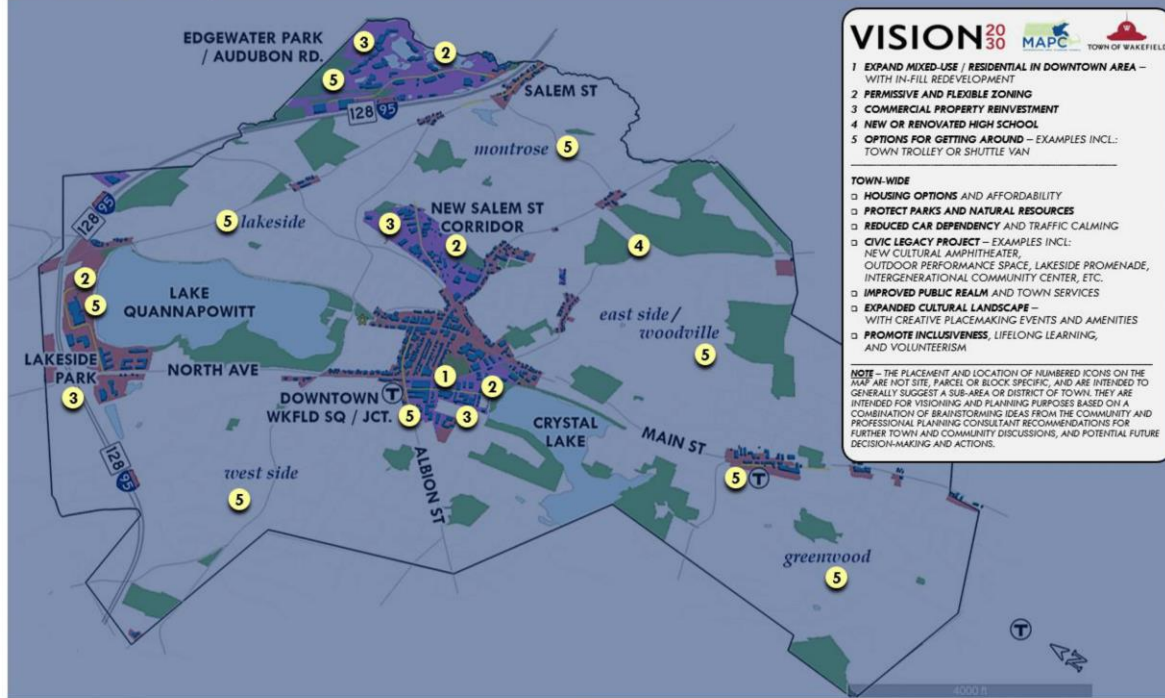
- PROTECT & IMPROVE WAKEFIELD'S MOST SPECIAL PLACES & PHYSICAL ASSETS:** its natural resources, its parks and recreational areas, and its downtown business district.
 - Consider the creation of a LOCAL COMMUNITY PRESERVATION FUND PURSUANT TO THE COMMUNITY PRESERVATION ACT (CPA) FOR OPEN SPACE AND HISTORICAL PRESERVATION PROJECTS. The Community Preservation Act (CPA) is a program instituted in 186 communities across the Commonwealth. Communities can determine at which surcharge level to adopt to meet their needs to start building up their fund. Communities that adopt the Community Preservation Act (CPA) generate monies for their local Community Preservation funds through the implementation of a local CPA property tax surcharge of up to 3% and through the receipt of annual matching of statewide CPA funds. Only communities that have adopted CPA are eligible to receive these matching funds each year. A Town CPC committee would be established and would review fund allocation requests. Eligible CPA historic preservation project funding requests must have properties listed on or eligible for the State Register of Historic Places or deemed historic by the local historic commission. Funded projects can be owned publicly, privately, or by a non-profit organization, as long as they provide a significant public benefit. For more information, refer to the URL: communitypreservation.org
- PRIORITIZE DOWNTOWN WAKEFIELD AS THE PRIMARY (BUT NOT EXCLUSIVE) AREA TO EFFICIENTLY ACCOMMODATE FUTURE JOBS, SERVICES, SHOPS, AND HOUSING OPTIONS ON UNDERUTILIZED OPPORTUNITY SITES**
 - Pursue an intentional, deliberate, and PURPOSEFUL PLANNING STUDY to: (a) re-assess existing land use, dimensional and parking ZONING REGULATIONS, and district boundaries and purposes to determine if they are allowing, forbidding, or hindering stated WV-2030 goals regarding desired downtown jobs, services, shops, and upper-story housing options; and (b) conduct a deliberate and specific downtown district examination of POTENTIAL OPPORTUNITY SITES (especially underutilized ones) for potential development of public property, potential incentives to encourage voluntary redevelopment of private sites, and site identification for streetscape amenities and placemaking opportunities to INCREASE FOOT TRAFFIC.
 - The Town of Wakefield could further support downtown business activity and leverage the Albion Street Cultural Exchange by weaving together parts of downtown Wakefield including the Junction, the Square, Albion Street, and the various historic districts near the Town Common into an officially designated Massachusetts Cultural Council "CULTURAL DISTRICT." The combination of arts and culture activity, restaurants, creative retail, and events that are located within walkable downtowns are great candidates for such cultural districts.
 - The cultural district designation can grant eligibility for SMALL MATCHING GRANTS to support coordination of activities and basic district branding and signage. Such an endeavor would complement other Town initiatives such as Complete Streets pedestrian safety amenities and recommended purposeful downtown rezonings to allow and encourage stated community economic

27 In response to a thoughtful, purposeful, and methodical approach to obtaining community input – as well as discerning, distilling, synthesizing issues, themes and community consensus around goals – MAPC as public planning consultants has proffered a series of strategies, recommendations and actions based on its expertise as professional planning practitioners who lean on experience as we industry-wide best practices.

WAKEFIELD VISION HIGHLIGHTS

VISUAL EXECUTIVE SUMMARY – HIGHLIGHTED GOALS & VISION

DRAFT 2 OF 2 – 10.18.2021 – FOR FINAL & CONCURRENT 3-WEEK REVIEW PERIOD: (A) PUBLIC ONLINE REVIEW, & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW – DEADLINE NOV 15, 2021. WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG
 Visual Executive Summary – 1 of 4 – The following visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.



VISION 2030 MAPC TOWN OF WAKEFIELD

- 1 EXPAND MIXED-USE / RESIDENTIAL IN DOWNTOWN AREA – WITH IN-FILL REDEVELOPMENT
- 2 PERMISSIVE AND FLEXIBLE ZONING
- 3 COMMERCIAL PROPERTY REINVESTMENT
- 4 NEW OR RENOVATED HIGH SCHOOL
- 5 OPTIONS FOR GETTING AROUND – EXAMPLES INCL.: TOWN TROLLEY OR SHUTTLE VAN

TOWN-WIDE

- HOUSING OPTIONS AND AFFORDABILITY
- PROTECT PARKS AND NATURAL RESOURCES
- REDUCED CAR DEPENDENCY AND TRAFFIC CALMING
- CIVIC LEGACY PROJECT – EXAMPLES INCL.: NEW CULTURAL AMPHITHEATER, OUTDOOR PERFORMANCE SPACE, LAKESIDE PROMENADE, INTERGENERATIONAL COMMUNITY CENTER, ETC.
- IMPROVED PUBLIC REALM AND TOWN SERVICES
- EXPANDED CULTURAL LANDSCAPE – WITH CREATIVE PLACEMAKING EVENTS AND AMENITIES
- PROMOTE INCLUSIVENESS, LIFELONG LEARNING, AND VOLUNTEERISM

NOTE – THE PLACEMENT AND LOCATION OF NUMBERED ICONS ON THE MAP ARE NOT SITE, PARCEL OR BLOCK SPECIFIC, AND ARE INTENDED TO GENERALLY SUGGEST A SUB-AREA OR DISTRICT OF TOWN THEY ARE INTENDED FOR VISIONING AND PLANNING PURPOSES BASED ON A COMBINATION OF BRAINSTORMING IDEAS FROM THE COMMUNITY AND PROFESSIONAL PLANNING CONSULTANT RECOMMENDATIONS FOR FURTHER TOWN AND COMMUNITY DISCUSSIONS, AND POTENTIAL FUTURE DECISION-MAKING AND ACTIONS.

TOWN-WIDE

- HOUSING OPTIONS AND AFFORDABILITY
- PROTECT PARKS AND NATURAL RESOURCES
- REDUCED CAR DEPENDENCY AND TRAFFIC CALMING
- CIVIC LEGACY PROJECT – EXAMPLES INCL.: NEW CULTURAL AMPHITHEATER, OUTDOOR PERFORMANCE SPACE, LAKESIDE PROMENADE, INTERGENERATIONAL COMMUNITY CENTER, ETC.
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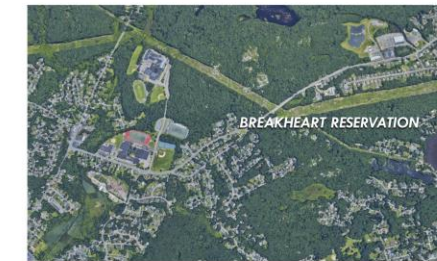
VISION 2030

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DRAFT 2 OF 2 – 10.18.2021 – FOR FINAL & CONCURRENT REVIEW: (A) PUBLIC ONLINE REVIEW, & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW – DEADLINE NOV 15, 2021. WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG
 Visual Executive Summary – 2 of 4 – The following visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.

WE ENVISION A WAKEFIELD THAT:

Protects and enhances its beautiful natural landscape, neighborhood character, and signature open space assets including Lake Quannapowitt, Crystal Lake, and Breakheart Reservation.



Welcomes and supports residents in different life stages and is inviting to people of all backgrounds.



WAKEFIELD VISION HIGHLIGHTS

VISUAL EXECUTIVE SUMMARY – HIGHLIGHTED GOALS & VISION

DRAFT 2 OF 2 – 10.18.2021 – FOR FINAL & CONCURRENT REVIEW, (A) PUBLIC ONLINE REVIEW, & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW – DEADLINE NOV 15, 2021. WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG
 Visual Executive Summary – 3 of 4 – The following visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.

WE ENVISION A WAKEFIELD THAT:

Enhances its neighborhoods with housing options for all, and safe walking and biking amenities.



Improves its business districts with more services, leisure retail, job opportunities, and pedestrian amenities.



The visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.

DRAFT 2 OF 2 – 10.18.2021 – FOR FINAL & CONCURRENT REVIEW, (A) PUBLIC ONLINE REVIEW, & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW – DEADLINE NOV 15, 2021. WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG
 Visual Executive Summary – 4 of 4 – The following visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.

WE ENVISION A WAKEFIELD THAT:

Expands its social, civic, and cultural landscape with more creative placemaking amenities, and more festive events.



Invests in legacy civic projects for present-day residents and future generations that enhance our beautiful landscape and foster community gatherings.



Reduces car dependency by leveraging its commuter rail access and other creative transportation innovations.



WAKEFIELD VISION HIGHLIGHTS

SOME HIGHLIGHTED RECOMMENDED STRATEGIES – FROM 6 PRIORITY GOALS

DRAFT 2 OF 2 – 10.18.2021 – FOR **FINAL & CONCURRENT 3-WEEK REVIEW PERIOD**: (A) PUBLIC ONLINE REVIEW; & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW – **DEADLINE NOV 15, 2021**- WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG

POTENTIAL STRATEGIES, RESOURCES & ACTIONS ²⁷

for high-consensus goals

KEY:  = TOWN DECISION / ACTION NEEDED

NEAR-TERM PRIORITY & TOWN ACTION 2023-2027	LONG-TERM PRIORITY & TOWN ACTION 2028-2033
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Recognizing that Wakefield is a mature suburban Town that is starting to approach build out:

- Creative strategies can address various needs and community consensus goals including: housing affordability, non-car dependent mobility options, commercial reinvestment needs, and investment of time and resources to expand civic facilities as well as public health and social connectivity programs and events.
- Careful consideration must be given to fully maximizing the potential of any given public and/or underutilized private opportunity sites for both physically accommodating new or enhanced multipurpose facilities or compact mixed-use private developments to house more than one public service, or economic development or housing need.
- In tandem, flexibility with parking ratios through multimodal transportation solutions will facilitate reasonably accommodating redevelopment in a manner that is in keeping with the historic fabric, natural beauty, human scale, and walkability of districts and neighborhoods that embody much beloved Town character.

Shaping Growth, & Housing, Mobility & Recreation Options

NEAR-TERM 2023-2027	LONG-TERM 2028-2033
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1. PROTECT & IMPROVE WAKEFIELD'S MOST SPECIAL PLACES & PHYSICAL ASSETS: its natural resources, its parks and recreational areas, and its downtown business district.

- Consider the creation of a **LOCAL COMMUNITY PRESERVATION FUND PURSUANT TO THE COMMUNITY PRESERVATION ACT (CPA) FOR OPEN SPACE AND HISTORICAL PRESERVATION PROJECTS**. The Community Preservation Act (CPA) is a program instituted in 186 communities across the Commonwealth. Communities can determine at which surcharge level to adopt to meet their needs to start building up their fund. Communities that adopt the Community Preservation Act (CPA) generate monies for their local Community Preservation funds through the implementation of a local CPA property tax surcharge of up to 3% and through the receipt of annual matching of statewide CPA funds. Only communities that have adopted CPA are eligible to receive these matching funds each year. A Town CPC committee would be established and would review fund allocation requests. Eligible CPA historic preservation project funding requests must have properties listed on or eligible for the State Register of Historic Places or deemed historic by the local historic commission. Funded projects can be owned publicly, privately, or by a non-profit organization, as long as they provide a significant public benefit. For more information, refer to the URL: communitypreservation.org



5. ADDRESS THE NEEDS OF ALMOST ONE-THIRD OF ALL HOUSEHOLDS THAT ARE COST-BURDENED

- Continue to address housing affordability of residents by updating the now expired Wakefield Housing Production Plan (HPP) 2015-2020. The **PLAN UPDATE** can help: (a) continue preserving existing affordable units, (b) increase the supply of housing stock to meet demand and need, and (c) remain in good standing with the Massachusetts Department of Housing and Community Development's minimum 10% Subsidized Housing Inventory requirement. The purpose of the requirement is for each community in the Commonwealth to contribute their fair share of state and regional housing needs and demand so that no single community is bearing that burden.
- The Wakefield 2015-2020 HPP recommends a series of strategies including: establishing and funding a Housing Trust Fund; pursuing Ch. 40R/40S smart growth zoning districts; and a series of zoning by-law amendments to increase the production and supply of both market-rate and income-restricted affordable housing for a variety of income brackets. The update of the prior HPP is important but demonstrating steady progress by reaching recommended annual production/permitting targets is equally if not more important, as is implementing several of its recommendations for collectively chipping away at the formidable challenge that is housing affordability for many communities including Wakefield.
- Some of the recommended HPP zoning by-law amendments include:
 - Adopting an **INCLUSIONARY DEVELOPMENT POLICY (IDP)** to require a minimum percentage of income-restricted housing units (e.g., 10%) to be approved with deed-restrictions and interspersed among market-rate units, for multifamily residential development proposals in general or over a certain threshold (e.g., 15 or more units); and
 - Reduced minimum single-family lot size requirements (for market-rate affordability); and
 - More expansive mixed-use/residential development potential in more districts where appropriate.

WAKEFIELD VISION HIGHLIGHTS

SOME HIGHLIGHTED RECOMMENDED STRATEGIES – FROM 6 PRIORITY GOALS

7. BUILD UPON THE COMMUTER RAIL AS AN EVOLVING TRANSPORTATION NETWORK, BY CREATING A PURPOSEFUL INTERCONNECTED NETWORK OF TRANSPORTATION OPTIONS WEAVING CIRCULATOR SHUTTLE VANS, BIKE LANES AND PEDESTRIAN TRAILS WITH COMMUTER STATIONS.

- Wakefield is blessed to have two MBTA commuter rail stations within close proximity to two of its retail/activity districts. They can serve as the anchor of a more robust and expanding network of other transportation options. A carefully mapped network of the best connections between neighborhoods, parks and centers can help focus resources for investing in: bike lanes, sidewalks, and possibly a new dedicated general-public circulating shuttle van service. Such a network of frequent, safe and pleasant options for service can reduce parking demand, traffic congestion, and help with public health and the environment.
- The strategy for the “evolving interconnected transportation network” goal identified by WV-2030 participants also applies to the following other WV-2030 high-consensus goals:
 8. IMPROVE MOBILITY FOR YOUTH, SENIORS, & RESIDENTS WITH LIMITED MOBILITY WITH UPGRADED PEDESTRIAN FACILITIES, AND PARA-TRANSIT AND MICRO-TRANSIT OPTIONS.
 9. CREATE A PURPOSEFUL NETWORK OF PEDESTRIAN AMENITIES THAT CONNECT BUSINESS AREAS AND KEY NEIGHBORHOOD CONNECTIONS TO MINIMIZE PARKING DEMAND.
 10. IMPROVE AND ADD MORE WALKING PATHS AND TRAILS WITHIN AND TO EXISTING PARKS AND NATURAL AREAS.



14. CONTINUE TO IMPROVE WAKEFIELD'S WEAKEST PUBLIC INFRASTRUCTURE: its roads and sidewalks

- The improvement of Town roads and sidewalks has combined objectives: safety in transportation, potential streetscape beautification, and mobility options.
- The Town of Wakefield has an approved MassDOT Complete Street Program. The concepts of a complete street is one that provides safe and accessible options for all travel modes (walking, biking, transit and vehicles) and for people of all ages and abilities. As part of the Complete Streets Plan, several projects have been identified, prioritized, and a handful of Envision Wakefield Downtown projects are undergoing the MassDOT technical assistance and construction funding process for implementation. These projects include improvements to Albion Street, Water Street, and various segments of Main Street in downtown.
- As part of the potential more comprehensive master planning process for the Town starting in fall/winter 2021, further obtaining community input on the remaining list of potential Complete Streets projects should be pursued.



23. PURSUE MORE OUTREACH AND INCLUSION EFFORTS FOR GREATER REPRESENTATION IN VARIOUS MUNICIPAL AND SOCIAL FUNCTIONS; specifically, the following top three community outreach priorities: direct outreach via dedicated employed liaison; expanded social media outreach; and homeless outreach

- The role of the Wakefield Police Department’s Family Services Officer (FSO) was mentioned during one of the public forums as a good example of reaching out to the more vulnerable populations such as the homeless and those with substance abuse challenges in parks. Exploration of a similar new position in a counterpart municipal department or sometime of partnership to expand capacity for this type of service could be considered.
- The strategies for the “outreach and inclusion efforts for greater representation” goal identified by WV-2030 participants also applies to the following WV-2030 high-consensus goals:
 24. PRIORITIZE AWARENESS AND NORMALIZATION CAMPAIGNS FOR MENTAL HEALTH PROGRAMS FOR ALL, AND ESPECIALLY FOR AT-RISK, VULNERABLE COMMUNITY MEMBERS.
 25. IMPLEMENT AN EASILY-MANAGED & SIMPLIFIED TOWN REGULAR TOWN EMAIL NEWSLETTER AND SOCIAL MEDIA OUTREACH FOR TOWN NEWS AND UPDATES that includes information for vulnerable communities.
 26. EXPAND ACCESS TO SOCIAL SERVICES AND HEALTH CARE for vulnerable populations by proactively coordinating with and supporting community health workers, addiction coaches and social workers.
- In addition to the overlapping strategy, the Town should ensure that its recommended enhancement of overall communications of useful and basic information for Town newcomers as well as established residents, also includes a new and dedicated “newsletter section” for highlighting content and resources for both diversity and inclusion campaigns led by WHRC

VISION 2030

FINAL DRAFT PLAN PRESENTATION

WAKEFIELD TOWN COUNCIL & PLANNING BOARD

25 OCTOBER 2021 – 7PM

VIA ZOOM VIRTUAL MEETING

FOR PUBLIC COMMENTS
BY NOVEMBER 15, 2021 DEADLINE

thank you



DRAFT 2 OF 2 - 10.18.2021 - FOR FINAL & CONCURRENT 3-WEEK REVIEW PERIOD: (A) PUBLIC ONLINE REVIEW; & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW - DEADLINE: NOV. 15, 2021 - WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG

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END	

VISION 2030

Wakefield Board of Appeals

Updates to Town Council

October 2021



Board of Appeals

- ▶ Zoning: [Massachusetts Chapter 40A](#), [Wakefield Chapter 190](#)
 - ▶ Adopted by the Annual Town Meeting of the Town of Wakefield 6-2-1988 by Art. 33.
 - ▶ Codification of the Zoning Bylaw as Ch. 190 was accepted by the Special Town Meeting 12-15-1997 by Art. 6. See Ch. 1, General Provisions, Art. II.
- ▶ Board of Appeals hears & decides:
 - ▶ Appeals
 - ▶ Applications Special Permits
 - ▶ Petitions for Variances
 - ▶ Findings allowing the extension, reconstruction or alteration of preexisting nonconforming uses or structures
- ▶ Zoning By-law Amendments
 - ▶ Reviewed in public hearings by the Planning Board
 - ▶ Approved by 2/3 vote at Town Meeting

Board of Appeals Activity October 2019 - October 2021

- ▶ The Board has deliberated or is currently deliberating on **111** Applications from October 2019 to October 2021.
- ▶ The Applications include Variances, Special Permits, Findings and/or Determinations.
- ▶ Major Applications before the Board during the above period are listed on the following slides.

Approved BOA Applications from October 2019 - October 2021

- ▶ 0 Tarrant Ln - Chapter 40B, 173 units
- ▶ 998-1000 Main St, Greenwood Station - Chapter 40B, 24 units
- ▶ 259, 267 Water St - 16-unit mid-rise apartment building
- ▶ 200-400 Quannapowitt Pkwy - Proposed Research/Testing Lab, Offices, site improvements
- ▶ 301 North Av - Conversion of office use to 12 residential units
- ▶ 590 Main St - Improvements to car wash and gas station (Shell)
- ▶ 950 Main St - Improvements to gas station (Mobile)
- ▶ 581-583 Salem St - 19-unit mid-rise apartment building
- ▶ 610 Salem St - 30-unit mid-rise apartment building
- ▶ 525-527 Salem St - 21-unit mid-rise apartment building with 1 office
- ▶ 500 Main St - Drive-in bank (Santander Bank)
- ▶ 404 Lowell St - Modification to prior SP for 8 residential units
- ▶ 62 & 76 Foundry St - 58 units with a mixed use (restaurant)
- ▶ 347, 348, 350, 357 Main St & 3 Chestnut St - The Savings Bank (Building addition)

Approved BOA Applications from October 2019 - October 2021 (*continued*)

- ▶ Wireless Communication Facility upgrades
- ▶ Residential Findings, Special Permits, Variances
 - ▶ Accessory Apartments, Renovations/Additions, Pools
 - ▶ Conversions/Legality - from 2 to 3 family dwelling units and 3 to 4 family dwelling units
- ▶ Signage (existing Special Permits)
 - ▶ 590 Main St (Shell)
 - ▶ 25-29 Tuttle St (Remax)
 - ▶ 9-11 Albion St (Wakefield-Albion Cultural Exchange)
 - ▶ 168 Albion (Harvard Mills)
 - ▶ 134 Water St (Shaws)
 - ▶ 518 Salem St (Dunkin)
 - ▶ 60 Audubon Rd (VCA Animal Hospital)

Ongoing BOA Applications

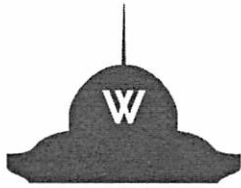
- ▶ 200-400 Quannapowitt Pkwy - Proposed Multifamily / Mixed-use with 485 units
- ▶ 44-48 Crescent St - Chapter 40B, Proposed 56 units (currently reduced to 40)
- ▶ 97-99 Water St - Proposed Multifamily / Mixed-use with 5 units (currently reduced to 4)
- ▶ Residential Findings / Variances / SP
 - ▶ 34 Paon Blvd - Accessory Apt
 - ▶ 6 Nelley St - Conversion to 3-BR

Multi-family / Mixed-use Projects

- ▶ Town Meeting approved Zoning Changes in November 2015 encouraging multi-family / mixed-use developments in certain areas of town.
- ▶ Most projects are revitalizing abandoned or underutilized properties
 - ▶ new tenants, new customers, & new tax base, but also more traffic.
- ▶ Most (if not all) projects are consistent with the vision of Wakefield's 2015-2020 Housing Plan.
 - ▶ defines and promotes Smart Growth Development in different areas of town
- ▶ BOA shares concerns about the collective traffic impact of the West Side Projects
 - ▶ BOA issued a letter to town officials in September 2018 outlining our concerns and recommendations

Multi-family / Mixed-use Projects

- ▶ Require multiple meetings to cover all aspects of the project - architecture/massing/design, site/civil, traffic/parking (**with peer-review from the town's Traffic Advisory Committee**), landscaping, lighting, signage, Operation & Maintenance Plan, construction schedule.
- ▶ Petitions are sent to Town municipal departments, requesting comments be provided to BOA
- ▶ Public testimony is heard at every meeting for every project.
- ▶ Subcommittee often works with Applicant team off-line on detailed designs/architecture.
 - ▶ Applicant brings updated plans back to full ZBA in a public hearing.
 - ▶ End result: projects/buildings that are a better fit for the neighborhoods (scale, design, style) than those originally proposed by the Applicants.
- ▶ After BOA approval, a Board member reviews "Building Set" of approved Plans - very time-consuming, especially for large projects
 - ▶ Often find discrepancies that get corrected prior to BP being issued & construction starting.
- ▶ Board members perform on-site inspections
 - ▶ Preview a "mock-up panel" using approved materials prior to exterior construction
 - ▶ Perform final site walk-through when project is nearing completion
 - ▶ Sometimes find deficiencies, may require coming back to ZBA to request minor modifications



TOWN OF WAKEFIELD

TOWN ADMINISTRATOR'S OFFICE

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us. Resumes are optional for Youth Council applicants.

Name: Julie Giganti-Almeida Email: [REDACTED]

Address: [REDACTED]

Daytime phone: [REDACTED] Evening phone: [REDACTED]

How long have you lived in Wakefield: 1 year Current occupation: Insurance Agent

Board or commission in which you are interested: Conservation Commission

Please state why you are interested in serving on this board or commission:

While I am a newer Wakefield resident, I grew up just a mile away in Melrose. I love experiencing the natural resources of this area and I want to protect them. I aim to leave the world better than I found it and I believe that serving on this commission would further that goal. I recently learned about some of the potential upcoming projects in Wakefield that the Conservation Commission will need to be a part of. I think that participating in that is very important to make Wakefield a better place for everyone and every thing.

In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

I regularly read environmental reports and actively seek out learning materials about this area's flora and fauna.

Are you currently serving on any other Town boards? Yes No

If yes, please specify: _____

Julie Giganti-Almeida
Signature

9/16/2021
Date





Professional Experience

Elliot Whittier Insurance Services, LLC. – Danvers & Winthrop, MA

3/2017 – current

Personal Lines Customer Service Representative

- Soliciting and writing new business for personal lines accounts. Reviewing accounts and advising customers on appropriate coverages and insurance needs. Providing billing support for customers. Processing RMV paperwork. Problem solving with difficult risks. Building positive relationships with customers and company underwriters. Supervises the Winthrop office. Proficient in Microsoft Office (Teams, Word, Excel, Outlook). Agency management software Applied EPIC.
- Certified Insurance Service Representative designation
- Massachusetts Resident Individual Producer License: Property & Casualty since 2012

Lewis, Clark & Brown Insurance Agency, Inc. – Reading, MA

2012 – 2017

Office Administrator, Customer Service Representative

- Worked under the company president. Serviced personal lines business. Experienced limited interactions with commercial lines, including commercial auto policies. Established and maintained close customer relationships. Advised customers for their personal insurance needs. Quoted and wrote new business policies. Reviewed renewals for discounts and coverages. Developed marketing materials. Handled billing support. Processed endorsements and RMV paperwork. Agency management software EZAgent.

Giganti Insurance Agency – Everett, MA

2006 – 2008

Administrative Assistant

- Operated the multi-line phone system. Filed paperwork. Assisted with customer inquiries. Managed policy cancellations.

Education

Hyde High School – Woodstock, CT

2009 Graduate

Volunteered for MS Walk, Relay for Life, Habitat for Humanity.



TOWN OF WAKEFIELD

TOWN ADMINISTRATOR'S OFFICE

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us. Resumes are optional for Youth Council applicants.

Name: _____

_____ why you are interested in serving on this board or commission:

In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

Are you currently serving on any other Town boards? Yes No

If yes, please specify: _____

Signature

October 2, 2021

Date



Paul F. Wendelgass

Mobile: [REDACTED]

Home: [REDACTED]

Email: [REDACTED]

EXPERIENCE SUMMARY

Experienced, entrepreneurial development and finance leader with over 30 years of success in development, acquisition and financing of domestic and international power, renewable energy, and infrastructure projects.

Specific accomplishments include:

- Developed over 2000 MW of new wind, solar, hydro and thermal electric generation that is currently operating, through site acquisition, permitting and complete development, and project financing to start of construction
- Negotiated and secured power purchase agreements and hedges for over 2600 MW of electric generation using resources including wind, natural gas and fuel oil
- Directed and conducted project assessments and due diligence for acquisition of domestic and international energy projects, and completed acquisition documentation and closings for over 2200 MW of projects
- Led tax equity financing teams and conducted project financings for multiple projects

PROFESSIONAL EXPERIENCE

Pine Hill Associates LLC, *Principal*

2021 to present

- Providing strategic and tactical consulting services on renewable energy development projects, including development support, acquisition analysis and support, and tax equity investment advice.

Capital Power Corp., *Managing Director, Business Development*

2011 to 2021

- Leading team doing comprehensive project development, power sales origination, and tax equity and project financing, along with acquisitions of wind- and solar-powered electric generation projects across the US, for a major Canadian independent power company.
- Acquired development opportunities in US which resulted in construction of 450 MW of wind projects and solar projects, and multiple solar projects now moving into construction, with additional wind sites in development. Lead teams to close offtake agreements and hedges. Manage tax equity financings to financial close for wind and solar projects. Manage M&A teams to successful acquisition of development and operating projects.
- Negotiated partnership with Samsung consortium in Ontario and secured a power purchase agreement for a 270 MW wind project within six weeks. Led partnership development team activities for that project through Ontario permitting, local relations and provincial politics, \$950 MM financing, into construction and operation.

Competitive Power Ventures, Inc., *Vice President*

2006 to 2011

- Managed windpower development group for CPV in Canada following acquisition of 3500 MW portfolio of projects across Canada. Rationalized portfolio, developed business plan and led 8-person team in moving selected projects ahead. Managed development and operations staff, relationships with JV partners, evaluation of acquisitions, and lender and regulatory relations, reporting to corporate and investor management of CPV. Evaluated photovoltaic as well as windpower projects.
- Lead developer with full responsibility for development of windpower projects from 50-500 MW in Plains and East coast states. Responsible for mentoring and oversight of development staff for multiple wind projects in Plains and Western states. Secured a Power Purchase Agreement with Tennessee Valley Authority for a southwest Kansas wind project, including PPA negotiations; 295 MW ultimately built at that project site.
- For new projects, identified and qualified sites, engaged and managed landmen for site acquisition, and managed resource assessment, local relations, permitting, interconnection, and engineering activities.
- Managed wind resource assessment program for company's wind development group. Coordinated company interaction with Southwest Power Pool on transmission policies, and served as Wind Coalition Executive Board Chair for SPP technical and regulatory transmission issues.

Calpine Corporation, *Director, Business Development*

2000 to 2006

- Senior developer with broad development responsibility for new major gas-fired generation projects in the eastern US and Canada.
- For 1005 MW, \$500 million project in Ontario, Canada, identified project opportunities and sites, developed and maintained relationships with project partners, negotiated partnership agreements, obtained site control,

managed interconnection studies, developed effective relationships with municipal and provincial officials, and managed engineering, permitting and financial development through in-house staff and external consultants. Sited project and took it through permitting and successful competitive procurement into construction in 13 months. Project entered commercial operations in October 2008.

- Managed development and project implementation for two fast-track projects totalling 130 MW in Long Island, New York: acquired site control, negotiated power sales agreements, managed environmental review and municipal relationships, and coordinated with constructors to meet contractual schedules.
- Led acquisition teams for development projects through closing on acquisitions.
- Identified sites, obtained site control, and brought over 2000 MW of gas-fired generation projects into development in VACAR and NY-NJ regions.

Noresco, Director, International Project Development

1996 to 2000

- Led and managed development efforts and acquisition due diligence for power generation and cogeneration projects in Central America, Mexico, and Peru. Team completed 3 projects totalling 171 MW over four years.
- Identified development partners and local industrial hosts and negotiated associated agreements.
- Developed project technical and financial strategies and managed business and finance relationships, including company relationships with commercial and multilateral lenders.
- For \$35 million Costa Rican hydro project, managed feasibility analysis, legal review and due diligence activities for acquisition, led team to successful financial closing, and managed local partnership and constructor issues. Negotiated financing terms, and managed closing. Project entered operations in 1999.
- For Panamanian 96 MW thermal project, led proposal development team, negotiated EPC terms, and managed permitting, fuel supply procurement, and financing activities for construction and permanent debt for \$90 million fast-track project. Project entered commercial operations in 1999.

Kenetech Energy Systems, Project Development Manager

1992 to 1996

- Developed and managed wind, biomass and gas-fueled independent power projects.
- Identified and evaluated wind, gas and biomass project sites and opportunities, negotiated project and site agreements, and directed resource evaluations, permitting, financial analysis and other aspects of development for projects in New York, Illinois and Puerto Rico. Marketed Kenetech's shared savings Energy Management services to industrial customers in Northeastern US.

Monroe County Division of Solid Waste, Director

1988 to 1992

- Planned and directed County solid waste program operations. Managed annual operating budget of over \$100 million and moved solid waste division to a self-supporting basis in competitive market, eliminating tax support.
- Managed development, permitting and financing of new \$120 million landfill, \$8.5 million recycling center, and household hazardous waste facility.
- Directed procurement and negotiation of project financing and operations contracts for county recycling center.

Monroe County Executive's Office, Environmental Systems Analyst

1988 to 1992

- Managed \$109 million airport redevelopment project, including negotiation of airline project financing agreement and implementation of project control system.
- Restarted and advanced landfill permitting effort after eight-year delay and started countywide recycling program for over 200,000 households.
- Managed County response to discovery of groundwater contamination at Eastman Kodak facilities, dealing with political, public health and environmental officials in support of County's overall approach.

Energy Resources Development Corp., Director of Project Management

1984 to 1988

- Conducted technical, regulatory and financial analysis and negotiated utility contracts for cogeneration, biomass and other non-utility generation projects in Northeastern US.
- Evaluated, recommended and designed energy efficiency projects for clients including New York State agencies and major municipalities. Developed strategies for project financing, including shared savings plans
- Conducted and coordinated environmental review, hazardous waste site investigations and waste facility siting analysis for commercial, industrial and institutional clients.

EDUCATION

- M.S., University of Massachusetts at Amherst, in Mechanical Engineering, specializing in energy conversion systems, systems analysis, and applications.
- B.A., University of Chicago, Chicago, IL.
- Rensselaer Polytechnic Institute, Troy, New York, Physics/Mathematics major. Transferred.

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us. Resumes are optional for Youth Council applicants.

Name: Marie Estrada Email: [Redacted]

Address: [Redacted]

Daytime phone: [Redacted] Evening phone: [Redacted]

How long have you lived in Wakefield: 12 years Current occupation: Student

Board or commission in which you are interested: Youth Council

Please state why you are interested in serving on this board or commission:

I am interested in serving on the youth council because I want to help people and kids like me have a voice in the community. I also think this would be a great learning experience and I am excited to try something new!

In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

I believe I can bring a unique perspective to some of these issues and provide creative ideas and solutions to challenges.

Are you currently serving on any other Town boards? Yes No

If yes, please specify: _____

Marie Estrada

10/3/21



TOWN OF
WAKEFIELD

FUEL EFFICIENCY VEHICLE POLICY

Effective Date	
Revisions	
Town Council Approval Date	
School Superintendent Approval Date	

DEFINITIONS

Combined city and highway MPG (EPA Combined fuel economy): Combined Fuel Economy means the fuel economy from driving a combination of 55 percent city and 45 Percent highway miles and is calculated as follows:

$$\text{Combined City and Highway MPG} = \frac{1}{(0.45 \text{ CityMPG}) + (0.55 \text{ HighwayMPG})}$$

Drive System: The manner in which mechanical power is directly transmitted from the drive shaft to the wheels. The following codes are used in the drive field:

- AWD = All Wheel Drive: 4 -wheel drive automatically controlled by the vehicle power train system
- 4WD = 4-Wheel Drive: driver selectable 4-wheel drive with 2-wheel drive option
- 2WD = 2-Wheel Drive

Heavy-duty vehicle: Vehicles with a manufacturer’s gross vehicle weight rating (GVWR) of more than 8,500 pounds.

POLICY STATEMENT

In an effort to reduce the Town of Wakefield’s fuel consumption and energy costs the Wakefield Town Council hereby adopts a policy to purchase only fuel efficient vehicles to meet this goal.



PURPOSE

To establish a requirement that the Town of Wakefield purchase only fuel efficient vehicles for municipal/school use whenever such vehicles are commercially available and practicable.

APPLICABILITY

This policy applies to all divisions and departments of the Town of Wakefield. It applies to road-worthy passenger vehicles, pick up and utility trucks, and SUVs. It does not apply to specialized equipment or off-road vehicles.

GUIDELINES

All departments/divisions shall purchase only fuel efficient vehicles for municipal use whenever such vehicles are commercially available and practicable.

The Town of Wakefield will maintain an annual vehicle inventory for ALL vehicles and a plan for replacing any non-exempt vehicles with vehicles that meet, at a minimum, the fuel efficiency ratings contained in the most recent guidance for Criterion 4 published by the MA Department of Energy Resources' Green Communities Division.

It is the responsibility of the Town of Wakefield to check the Green Communities Division's Guidance for Criterion 4 for updates prior to ordering replacement vehicles.

EXEMPTIONS

Heavy-duty vehicles are except from this policy. Examples of heavy-duty vehicles include fire-trucks, ambulances, and some public works trucks that meet the definition of heavy-duty vehicle included within this policy.

As of the adoption date above, police cruisers are exempt from this policy due to lack of widespread availability. However, we commit to purchasing fuel efficient police cruisers, when they become commercially available. Police and fire department administrative vehicles are NOT exempt and must meet fuel efficiency requirements outlined within this policy.

INVENTORY

The following information shall be included in a vehicle inventory list and said list shall be updated on an annual basis and provided to the Green Communities Division:

- Vehicle Make & Model
- Vehicle Year
- Year and Month Purchased
- Drive System (2 WD, 4WD or AWD)
- Gross Vehicle Weight Rating (GVWR) is greater than 8,500 LBS
- Vehicles Policy Status (Exempt / Non-Exempt)
- MPG Rating (EPA combined MPG estimates or actual combined MPG)
- Vehicle Function.

Vehicle Inventory List is included as Attachment "A" to this policy.

FUEL EFFICIENT VEHICLE REPLACEMENT PLAN

All non-exempt vehicles shall be replaced with fuel efficient vehicles that adhere to the most recent Green Communities Criterion 4 Guidance. Vehicles shall be replaced when they are no longer operable and will not be recycled from one municipal department to another unless the recycled replacement is more efficient than the vehicle it is replacing. In addition, when replacing exempt vehicles, the function of the vehicle will be reviewed for potential replacement with a more fuel efficient vehicle, including a fuel efficient non-exempt vehicle.

The Town of Wakefield will review on an annual basis the Vehicle Inventory, along with the Green Communities Criterion 4 Guidance, to plan for new acquisitions as part of planning for the new fiscal year budget.

QUESTIONS / ENFORCEMENT

All inquiries regarding the purchase of fuel efficient vehicles should be directed to the Director Public Works and/or his/her designee(s).

This policy is enforced by the Wakefield Town Administrator and/or his/her designee(s).



**SUSTAINABLE FUEL EFFICIENCY VEHICLE POLICY
VEHICLE INVENTORY LIST**

Asset Number	Vehicle Description	Make	Model	Year	Purchase Year	Drive	EXEMPT	MPG Rating
1001	Pick Up	Ford	F-150	2019	11/8/2019	4x4	N	14-19
1002	SUV	Ford	Edge	2018	8/31/2018	AWD	N	17-23
1003	SUV	Ford	Edge	2019	10/18/2019	AWD	N	17-23
1004	Pick Up	Ford	F-150	2009	12/5/2008	4x4	N	14-19
1005	Pick up	Chevy	F-150	2019	10/18/2019	4X4	N	14-19
1006	Service Truck	Dodge	Ram 3500	2017	5/12/2017	4X4	Y	N/A
1007	Pick Up	Ford	F-150	2014	1/16/2015	4X4	N	14-19
1010	Sedan	Ford	Taurus	2011	8/30/2010	FWD	Y	18-28
1011	SUV	Chevy	Tahoe	2002	7/1/2002	4X4	N	13-16
1019	Pick Up	Ford	F-150	2019	10/19/2021	4X4	N	14-19
1123	Packer	International	Durastar	2014	12/13/2021	4X2	Y	N/A
1139	Backhoe	Case	580	1995	1/1/1996	4X4	Y	N/A
1140	Service Truck	Chevrolet	3500	2012	2/10/2012	4X4	Y	N/A
1143	Pick Up	Ford	F250	2019	2/15/2019	4X4	Y	N/A
1189	Dump Truck	International	Durastar	2015	1/23/2015	4X4	Y	N/A
1190	Service Truck	Ford	F-350	2015	5/29/2015	4X4	Y	N/A
1192	Service Truck	Ford	F-350	2015	6/5/2015	4X4	Y	N/A
1194	Dump Truck	Ford	F-350	2016	8/5/2016	4X4	Y	N/A
1197	Dump Truck	Ford	F-350	2017	2/2/2018	4X4	Y	N/A



**SUSTAINABLE FUEL EFFICIENCY VEHICLE POLICY
VEHICLE INVENTORY LIST**

Asset Number	Vehicle Description	Make	Model	Year	Purchase Year	Drive	EXEMPT	MPG Rating
1311	Backhoe	Case	590	2017	8/25/2017	4X4	Y	N/A
1314	Pick Up	Ford	F-250	2016	6/17/2016	4X4	Y	N/A
1315	Pick Up	Ford	F-250	2014	2/14/2014	4X4	Y	N/A
1317	Pick Up	Ford	F-250	2017	12/22/2017	4X4	Y	N/A
1318	Service Truck	Chevy	3500	2013	1/4/2013	4X4	Y	N/A
1321	Dump Truck w/ Sander	International	HV	2001	7/1/2001	4X2	Y	N/A
1322	Asphalt Patch Truck	International	HV	2020	7/1/2020	4X2	Y	N/A
1325	Dump Truck w/ Sander	International	HV	2019	5/9/2019	4X2	Y	N/A
1326	Dump Truck/Sander	International	HV	2013	3/8/2013	4X2	Y	N/A
1327	Dump Truck w/ Sander	Chevy	Kodiak	1997	7/1/1997	4X2	Y	N/A
1328	Front End Loader	International	HV	2011	2/24/2011	4X4	Y	N/A
1329	Dump Truck w/ Sander	International	HV	2009	12/1/2009	4X2	Y	N/A
1330	Dump Truck w/ Sander	International	HV	2021	5/27/2021	4X2	Y	N/A
1331	Dump Truck w/ Sander	Dodge	5500	2018	3/9/2018	4X2	Y	N/A
1337	Backhoe	Case	590	2017	4/28/2017	4X4	Y	N/A
1338	Front End Loader	John Deere	544	1993	12/2/1993	4X4	Y	N/A
1345	Pick Up	Chevy	Colorado	2018	1/5/2018	4X4	N	17-24
1508	Pick Up	Ford	F-150	2018	12/26/2018	4X4	N	14-19
1591	Tree Removal Bucket Truck	International	HV	2013	2/1/2013	4X2	Y	N/A



**SUSTAINABLE FUEL EFFICIENCY VEHICLE POLICY
VEHICLE INVENTORY LIST**

Asset Number	Vehicle Description	Make	Model	Year	Purchase Year	Drive	EXEMPT	MPG Rating
1595	Wood Chip Box Truck	Chevy	7500	2003	6/10/2004	4X2	Y	N/A
1596	Crane Truck	Freightliner	108SD	On Order	On Order	6X2	Y	N/A
1717	Dump Truck	Ford	F-350	2019	3/6/2019	4X4	Y	N/A
1718	Backhoe	JCB	Cx	2010	4/30/2010	4X4	Y	N/A
1726	Pick Up	Ford	F-250	2016	5/27/2016	4X4	Y	N/A
1909	Service Truck	Ford	F-250	2019	7/5/2019	4X4	Y	N/A
1912	Pick Up	Ford	F-250	2017	1/19/2018	4X4	Y	N/A
1913	Van	Ford	Econoline	2014	2/7/2014	4X2	Y	N/A
1915	Bucket Truck	Ford	F-350	2010	3/26/2010	4X4	Y	N/A
1916	Pick Up	Ford	F-250	2009	12/24/2009	4X4	Y	N/A
1920	Van	Ford	Transit	2016	6/17/2016	4X2	N	20-27
1932	Service Truck	Ford	F-250	2019	12/30/2019	4X4	Y	N/A
1933	Van	Ford	Econoline	2010	3/28/2018	4X2	Y	N/A
1952	Service Truck	Ford	F-350	20015	12/1/2005	4X4	Y	N/A
2051	Dump Truck	International	HV	2020	3/23/2020	4X2	Y	N/A
2068	Service Truck	Ford	F-350	2017	7/1/2017	4X4	Y	N/A
2073	Dump Truck	International	HV	2013	11/1/20107	4X2	Y	N/A
2071	Service Truck	Ford	F-350	2012	8/17/2012	4X4	Y	N/A
2070	F450 Box Truck w/ Compressor	Ford	F-350	2021	6/15/2021	4X4	Y	N/A



**SUSTAINABLE FUEL EFFICIENCY VEHICLE POLICY
VEHICLE INVENTORY LIST**

Asset Number	Vehicle Description	Make	Model	Year	Purchase Year	Drive	EXEMPT	MPG Rating
2072	Jet Truck	International	HV	2011	7/1/2017	4X4	Y	N/A
2074	Dump Truck	International	HV	2017	3/31/2017	4X2	Y	N/A
2084	Service Truck	Ford	F-350	2014	1/31/2014	4X4	Y	N/A
2088	Service Truck	Ford	F-350	2016	8/5/2016	4X4	Y	N/A
3010	Loader	Case	590	2014	1/16/2015	4X4	Y	N/A
3067	Crane Truck	Ford	F-350	2012	10/26/2012	4X4	Y	N/A
3083	Loader	Case	590	2014	1/16/2015	4X4	Y	N/A
E2	Pumper	Seagrave	Seagrave	2000	7/1/2000	6x2	Y	N/A
E4	Pumper	Seagrave	Seagrave	1996	7/1/1996	6x2	Y	N/A
5004	Command Car	Ford	Explorer	2014	7/1/2014	AWD	N	17-23
5003	Command Car	Chevy	Tahoe	2019	7/1/2019	4X4	Y	15-21
5001	Command Car	Ford	Explorer	2018	7/1/2018	AWD	N	17-23
5002	Command Car	Ford	Explorer	2015	7/1/2015	AWD	N	17-23
5006	Service Truck	Chevy	Silverado	2011	7/1/2011	4x4	Y	N/A
E5	Pumper	Pumper	Seagrave	2006	7/1/2006	6x2	Y	N/A
E1	Pumper	Pumper	Seagrave	2017	7/1/2017	6x2	Y	N/A
L1	Ladder	Seagrave	Seagrave	2014	7/1/2014	6x2	Y	N/A
4215	Police	Ford	Crown Victoria	2007	7/1/2007	RWD	Y	N/A
4209	Police	Ford	E-350	2001	7/1/2001	4x4	Y	N/A



**SUSTAINABLE FUEL EFFICIENCY VEHICLE POLICY
VEHICLE INVENTORY LIST**

Asset Number	Vehicle Description	Make	Model	Year	Purchase Year	Drive	EXEMPT	MPG Rating
498	Police	Ford	Crown Victoria	2008	7/1/2008	awd	Y	N/A
402	Motorcycle	Harley Davidson	FLH	2009	7/1/2009	n/a	Y	N/A
4203	Police	Ford	Interceptor	2013	7/1/2003	awd	Y	N/A
4208	Police	Ford	Taurus	2013	7/1/2013	FWD	Y	N/A
4221	Police	Ford	Explorer	2015	7/1/2015	awd	Y	N/A
4094	Police	Ford	Explorer	2015	7/1/2015	awd	Y	N/A
4097	Police	Ford	Explorer	2016	7/1/2016	awd	Y	N/A
4204	Police	Ford	Explorer	2016	7/1/2016	awd	Y	N/A
4090	Police	Ford	Explorer	2016	7/1/2016	awd	Y	N/A
4207	Police	Ford	Econoline	2016	7/1/2016	4x4	Y	N/A
4202	Police	Chevy	Tahoe	2017	7/1/2017	4x4	Y	N/A
4093	Police	Ford	Explorer	2017	7/1/2017	awd	Y	N/A
4201	Police	Chevy	Tahoe	2021	7/1/2021	4x4	Y	N/A
4098	Police	Ford	Explorer	2017	7/1/2017	awd	Y	N/A
4211	Police	Ford	Explorer	2017	7/1/2017	awd	Y	N/A
4092	Police	Dodge	Durango	2019	7/1/2019	awd	Y	N/A
4095	Police	Dodge	Durango	2019	7/1/2019	awd	Y	N/A
4231	Police	Nissan	Leaf	2017	7/1/2017	fwd	Y	N/A
4205	Police	Dodge	Durango	2019	7/1/2019	awd	Y	N/A



**SUSTAINABLE FUEL EFFICIENCY VEHICLE POLICY
VEHICLE INVENTORY LIST**

Asset Number	Vehicle Description	Make	Model	Year	Purchase Year	Drive	EXEMPT	MPG Rating
4210	Police	Dodge	Charger	2019	7/1/2019	awd	Y	N/A
4216	Police	Dodge	Charger	2019	7/1/2019	awd	Y	N/A
4232	Police	Ford	Econovan	2011	7/1/2011	RWD	Y	N/A
4233	Police	Chevy	Bolt	2020	7/1/2020	awd	Y	N/A
4096	Police	Dodge	Durango	2020	7/1/2020	awd	Y	N/A
4099	Police	Dodge	Durango	2020	7/1/2020	awd	Y	N/A
4206	Police	Dodge	Durango	2020	7/1/2020	awd	Y	N/A
4091	Police	Chevy	Chevrolet	2020	7/1/2020	4x4	Y	N/A
9001	Pick Up	Chevy	K2500	1998	2/1/2016	4x4	Y	N/A
906	Van	Ford	E350	2009	8/1/2010	4x2	Y	N/A
9007	Van	Ford	Transit	2017	11/1/2017	4x2	Y	20-27
9006	Van	Ford	Transit	2017	11/1/2017	4x4	Y	20-27
904	Bus	Bluebird	Bus	2010	7/1/2010	6x2	Y	N/A
903	Bus	Bluebird	Bus	2019	10/1/2017	6x2	Y	N/A
N/A	Bus	Bluebird	Bus	2015	3/1/2014	6x2	Y	N/A
N/A	Bus	Bluebird	Bus	2021	12/1/2019	6x2	Y	N/A
N/A	Box Truck	Chevy	Express	2010	9/1/2010	6x2	Y	N/A
N/A	Activity Bus	Chevy	EXPG35	2017	12/1/2018	4x2	Y	N/A
N/A	SUV	Chrysler	Pacifica	2018	11/1/2018	awd	N	19-28




**SUSTAINABLE FUEL EFFICIENCY VEHICLE POLICY
VEHICLE INVENTORY LIST**

Asset Number	Vehicle Description	Make	Model	Year	Purchase Year	Drive	EXEMPT	MPG Rating
N/A	SUV	Chrysler	Pacifica	2019	7/1/2019	awd	N	19-28
N/A	Van	Ford	Transit	2017	11/1/2017	4x2	N	20-27

One Day Liquor License

Applicant

ODLL-21-6

 John Landers

Submitted On: Oct 8, 2021

 [REDACTED]

 [REDACTED]

Applicant Information

Business Name (If Applicable)

The Colonel James Hartshorne House Association

Business Address (If Applicable)

41 Church St Wakefield, MA 01880

Applicants Name

JohnLanders

Applicants Address

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

License Info

Purpose of Event

Fundraiser for the Hartshorne House a beer tasting

Start Date

11/13/2021

Start Time

7:00 PM

End Date

11/13/2021

End Time

9:00 PM

Place of Event

Hartshorne House 41 Church Street Wakefield, MA 01880

Applicant Signature

Application is made to the Town of Wakefield Licensing Authority in accordance with their Rules and Regulations made under authority of applicable statutes.

Signature of Applicant

true

e-Signature

I the undersigned certify under the penalties of perjury that I, to my best knowledge and belief, have filed all State tax returns and paid all State taxes required by law.

true

Signature of individual or Corporate Officer

--

Social Security # or Federal Identification Number (whichever is applicable)

[REDACTED]

This license will not be issued unless this certification clause is signed by the applicant. Your social security number or FID number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c. 62C, s. 49

Col. James Hartshorne House Association Log In

Dedicated to preserving Wakefield's oldest public building.

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Virtual Beer Tasting Event

Featuring the fine craft beers of the Bone-Up Brewing Company in Everett

Saturday, November 13th, 7-9 p.m.

Join us for this virtual event!

Purchase tickets by PayPal here or by Venmo (@Hartshorne-House), and pick up your beer/cheese & charcuterie pairings in advance, either at the House on the day of the event or at the Brewery in Everett.


We'll send you a link to ZOOM in with us to enjoy brewmasters' insights on the brews and the pairings and to hear some tales from Wakefield's historic past, and, of course, the Hartshorne House!

**Some delivery is available on the day of the event within Wakefield/Stoneham/Reading/Lynnfield or within 10 miles of the Brewery. For delivery requests, make sure we have your cell phone number!*



Join us for a virtual beer tasting event!

November
13
7:00 - 9:00 p.m.



Boning Up on History

Taste a Brew with Col. Hartshorne!

A VIRTUAL EVENT

Pick up your beer and cheese/charcuterie pairings in advance -- some delivery is also available! ZOOM in with us to hear Brewmasters' insights and enjoy tales from Wakefield's past & the Hartshorne House.



Featuring the fine craft beers of Bone Up Brewing Co. Must be over 21.
\$50 per 'Brews for 2' servings and a cheese and charcuterie platter!

tickets: www.hartshornehouse.org; venmo @Hartshorne-House

Col. James Hartshorne House

Buy Now



Hartshorne House Association, 41 Church Street, Wakefield, Massachusetts 01880,
Mailing address: Post Office box 2038, Wakefield, MA.

781-245-3935

Let's Chat!

WARRANT

NOVEMBER 06TH, 2021

MIDDLESEX COUNTY, SS

TO ANY OF THE CONSTABLES OF THE TOWN OF WAKEFIELD IN THE COUNTY OF MIDDLESEX,

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wakefield qualified to vote in elections and in Town affairs to meet at the **Wakefield High School Field House 60 Farm Street** in said Wakefield on **Saturday, the 6th day of November, 2021 at Eight o'clock in the morning**, then and there to act on the following:

Subsequent Days. If there is business remaining, the Moderator will consider a motion to adjourn to a subsequent session.

ARTICLE 1. To see if the Town will hear and accept a report of the Fiscal Year 2021 budget; or to see what the Town will do about it.
Town Administrator

ARTICLE 2. To see if the Town will vote to authorize the Board of Assessors to use such free cash as may be in the Treasury or any part thereof in computing the tax rate for fiscal period ending June 30, 2022; or to see what the Town will do about it.
Town Council

ARTICLE 3. To see if the Town will vote to appropriate a sum of money for remodeling, reconstructing or making extraordinary repairs to, and for constructing additions to, the Public Safety Building, 1 Union Street, including the costs of originally equipping, furnishing, landscaping, paving and performing other site improvements incidental or directly related to such remodeling, reconstruction, repair, additions and new construction, and including architectural, surveying and engineering fees and other costs incidental or related thereto, and to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing or otherwise; or to see what the Town will do about it.
Permanent Building Committee

ARTICLE 4. To see if the Town will approve the \$317,422,620 borrowing authorized by the Northeast Metropolitan Regional Vocational School District Committee, for the purpose of paying costs of designing, engineering, constructing and equipping the New Northeast Metropolitan Regional Vocational School and related athletic facilities located at 100 Hemlock Drive in Wakefield, MA 01880, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of Northeast Metropolitan Regional Vocational School Committee. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; or take any other action relative thereto; or to see what the Town will do about it.
Town Council

ARTICLE 5. To see if the Town will vote to implement collective bargaining agreements between the Town of Wakefield and the Lucius Beebe Memorial Library Staff Association for the period July 1, 2021 to June 30, 2024 and to provide therefor that the Town raise and appropriate or transfer from available funds a sufficient sum of money to carry out the purposes of this Article; or to see what the Town will do about it.
Board of Library Trustees

ARTICLE 6. To see if the Town will vote to raise and appropriate from tax levy or transfer from available funds, a sufficient sum of money to supplement the Library Department Budget for the period of July 1, 2021 to June 30, 2022 to provide Sunday library service; or to see what the Town will do about it.
Board of Library Trustees

ARTICLE 7. To see if the Town will vote to raise and appropriate from tax levy or transfer from available funds a sum of money for the design and installation of roadway, sidewalk and drainage improvements, including, without limitation, for the design, purchase and installation of quad-gates at the Broadway railroad crossing; and to authorize the Town Council to apply for, accept and expend without further appropriation grants and gifts from any source, including the federal government and the Commonwealth of Massachusetts, for such purposes; or to see what the Town will do about it.
Town Council

ARTICLE 8. To see if the Town will vote to amend Article III of Chapter 9 and § 9-3 of the General Bylaws to re-name the "Commission on Disability Issues," so that as revised the said provisions will read as follows: "Article III. Commission on Disabilities "§ 9-3. Establishment; powers and duties. "There shall be a Commission on Disabilities, having all of the powers, duties and functions provided under M.G.L. c. 40, § 8J."; or to see what the Town will do about it.
Commission on Disability Issues

ARTICLE 9. To see if the Town will vote to repeal Zoning Bylaw Section 190-31(H); or to see what the Town will do about it.
Citizen Petition

And to transact such other business as may properly come before this meeting,

And you are directed to serve this warrant by causing the same to be published in two issues of the Wakefield Daily Item, and by posting attested copies thereof at the official polling places and at the Police and Fire Stations in said Town, two consecutive Sabbaths, at least, the first time being not less than seven days at least before the time of holding said meeting.

Hereof fait not. and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid. Given under our hands this fourteenth day of October, two thousand and twenty-one.

Julie Smith-Galvin, Chair
Mehreen N. Butt, Vice Chair
Jonathan P. Chines
Anne P. Danehy
Edward F. Dombroski, Jr.
Ann McGonigle Santos
TOWN COUNCIL

A true copy attest:
Kevin Lopes
Constable