



TOWN OF WAKEFIELD

PLANNING BOARD

MEETING MINUTES
March 26, 2024 | 7:00 p.m.

ITEM 1 | Call to Order - 7:00pm

Attendance: Chair Theo Noell, Jim Hogan, Matt Lowry, Bill Spaulding, Kevin York
Community & Economic Director: Erin Kokinda
Senior Planner: Samantha Elliott
Clerk: Susan Auld

ITEM 2 | Approval of Minutes – March 12, 2024

Motion to accept minutes dated March 12, 2024 by Bill Spaulding, Second by Matt Lowry
Motion passed 3-0 by roll call vote
Abstained: Jim Hogan, Kevin York

ITEM 3 | Public Hearing - Self Storage Facility Zoning Bylaw – 7:10pm – 8:39pm

Atty Brian McGrail presented Self Storage Facility Overlay District on behalf of the owners of 50 Quannapowitt Pkwy. Chair Theo Noel wanted the facility design described in more detail. Matt Lowry wanted to know if there were other renderings of the building from the highway side. Any plans for the rest of the site? Landscaping for green space? Wanted the map of this property explained in more detail. John Ogren from Hayes Engineering explained the access easement for 50/100 Quannapowitt Pkwy. Bill Spaulding feels the location of the building on this site is the most important to him. Likes the low impact of the building.

Public Comment

Julie Scott – 4 Central St. – Concerned about the height and the looks from the highway, concerned about the look from Main St. Brian McGrail spoke to Board not membership of FOLQ.

Bronwyn Della-Volpe 8 Cyrus St – the body of FOLQ should hear from Mr. McGrail. Concerned about the size of the building. Doesn't feel a good space for this building. Has permission from 100 Quannapowitt been secured? Not needed due to easement. Has Conservation Commission been notified? They have jurisdiction. Does this have to pass 2/3 vote at Town Meeting? Yes.

Board Member, Jim Hogan – feels this proposal is thoughtful but believes there are better uses for this space. Proposal itself is logical. Likes the green space factor

Eleanor Axelrod – 19 Sheffield Rd – advantage of zoning overlay vs getting an exception? Happy with the low impact of this building.

Members Kevin York – presentation is good, no issue with self-storage. Believes there are other low impact ideas for this space. Theo Noell – how much of the green space is able to be developed? Matt Lowry – per the Building Inspector outdoor storage space is not allowed but where can you tell us where that is written? Prefers there is a section written into this zoning bylaw amendment text for no outdoor parking storage. Not happy with the Map.

Julie Scott – 4 Central St – appreciates Matt Lowry's comments. FOLQ President is not from Wakefield who signed the letter. Feels the Board of FOLQ should be involved.

Bronwyn Della-Volpe – 8 Cyrus St. – appreciated Matt Lowry's comments. External storage be prohibited language, can that provision be changed in the future?



Eleanor Axelrod – 19 Sheffield Rd – if this is passed Town Meeting would this be in front of Planning Board again? What else could go in this space? Can the presentation be posted online please?

Member Bill Spaulding – were there any letters to be presented at this meeting? No letters

Motion to close public hearing by Bill Spaulding

Second by Jim Hogan.

Motion passed 5-0 by roll call vote

Bill Spaulding recommends favorable action.

Matt Lowry recommends favorable action with reservations. Feels this is a lost opportunity.

Kevin York does not recommend favorable action.

Jim Hogan – does not recommend favorable action. Board needs to articulate the pros and cons of this at Town Meeting.

Theo Noell does not recommend favorable action.

Motion to recommend favorable action by Bill Spaulding, Second by Jim Hogan

Vote: Kevin – no, Jim – no, Bill – yes, Matt – yes, Theo – no.

ITEM 4 | Public Hearing – Marijuana Enterprise Overlay District – 8:39pm – 9:45pm

Atty Michael McCarthy presenting along with owners of 12 Teal Rd Michael Clifford and Bill Clifford are present.

Jim Hogan – explained the purpose of this meeting as land use. Bill Spaulding – chair of BLRC expressed concern about the music school that is near this property. Kevin York - separate zoning for cultivation in this draft? There is no cultivation at this property. Parking sufficient for this space? Matt Lowry - this is a small parcel being spoken about but there are 2 other properties involved in this overlay district.

Regarding parking – can overflow go outside the zone? Theo Noell wanted the 3 parcels described.

Public Comment

Julie Scott – 4 Central St – reminder that the Board of Health will be discussing tomorrow night. Cannabis Control Commission is very dysfunctional, poorly regulated by the state. Taxes are excessively high on legal marijuana. Hopes the Planning Board does not support this. Would like her letter shared with all members.

Arthur Caggiano - 24 lakeview Ave – thinks this is a great opportunity for the town as well as a good location. Feels if they meet the requirements for the zoning that it will help the town financially.

Eleanor Alexrod – 19 Sheffield Rd – have you looked at other dispensaries and their parking? Traffic?

Motion to close public hearing by Matt Lowry

Second by Jim Hogan

Motion passed 4-1 by roll call vote

Discussion regarding any text amendments

Motion to recommendation favorable action on proposed Marijuana overlay district on condition that map is reduced to single lot as discussed at March 26, 2024 Planning Board Public hearing by Jim Hogan.

Second by Matt Lowry

Motion passed 5-0 by roll call vote

Motion to recommend favorable action on the text with the condition that the distance from a school be modified by the Bylaw Review Committee Section 7.3.5 by Matt Lowry

Second by Bill Spaulding

Motion passed 5-0 by roll call vote

ITEM 5 | Subdivision Rules and Regulations - 7:05pm

Town Engineer Bill Renault will give another look at the Rules and Regulations. He would also like feedback on defining paper streets. Reformatting of the Rules and Regs still needs to be completed.

ITEM 6 | MBTA 3A Communities Overlay District, Planning Board Article - Discussion

April 9th agenda, public hearing comments, vote on citizens petition, final vote for PB article. Review Map for floor amendment at Town meeting.

ITEM 7 | Items Not Anticipated by Chair

Vote for new Chair in May

ITEM 8 | Adjournment - 10:00pm

Motion to adjourn by Matt Lowry

Second by Bill Spaulding

Motion passed 5-0 by roll call vote

Notes |

- MBTA Communities - Planning board resources and public forum
<https://www.wakefield.ma.us/mbta-community-zoning-project>
- Revised Subdivision Control Rules and Regulations - the Planning Board is continuing to revise these with input from the Board and Building Department.
- [2033 Master Plan Project](#) - check out our Master Plan Project currently in development.
- [Wakefield Zoning Bylaw Review Committee](#) - work is underway.
- April 23, 2024 – Town Elections – No Planning Board Meeting
- Next scheduled meeting April 9, 2024 7pm.