



# TOWN OF WAKEFIELD

COUNCIL ON AGING

## Council on Aging Board Meeting Minutes

Via Zoom  
Date: November 8, 2023

Call to order 6:34

Present: All Board members and Director Karen Burke were present

Absent: Town Council Liaison Bob Vincent

**Director**

Karen Burke

**Board Members**

Julie Brown

Christine Della Croce

Maureen Hickey

Susan Jepson

Jim Morin

Sherri Oken

Joanne Scouler

**Town Council Liaison**

Bob Vincent

- I. Guest Speaker: Erin Kokinda, Director of Wakefield Economic Development
  - A. She reviewed the laws relative to creating new housing.
  - B. How will Wakefield respond and adhere to these requirements?
    1. A body was formed to address MBTA community multifamily zoning requirements.
    2. We plan to develop around commuter rail train stations at the same time protecting commercial our footprint which excludes Albion Street, Main and North Avenues.
    3. We have received grant money to help fund infrastructure improvements but must adhere to the law to be eligible for grants.
    4. "As a right development" which includes up to 3 units for multi-family does not exist at this time in Wakefield.
    5. It was determined that we have the capacity to create up to 1696 units through zoning changes.
    6. She reviewed the proposed multi-family district of about 145 acres within ½ mile from the train station.
    7. Multi-family housing must be suitable for any age and be ADA compliant.
    8. We must allow the capacity and zoning to have the housing built, but do not need to guarantee that it can or will be built.
- II. No public present
- III. Minutes from October 11, 2023 meeting
  - A. Maureen Hickey made a motion to accept the minutes, Joanne Scouler seconded.
  - B. Discussion
    1. Edits were suggested (Bottom page 2 - Town Meeting is on Nov. 18; delete one d at end of word
    2. The level of detail necessary will be revisited next month.
  - C. All voted in favor of accepting minutes with the revisions.
- IV. Financial Report

Tabled until next month since we did not receive the report until today.
- V. Director's Report
  - A. Activities
    1. 1,354 participants in total programs
    2. Outreach is ramping up because of interest in fuel assistance.
    3. We are still seeking a grant for a second bus.



4. We've received very good feedback about the Senior Resources Fair.
- B. Upcoming
  1. LGBTQ programming: Monday, Nov. 13<sup>th</sup> movie "Red White and Royal Blue"
  2. Preparing for Life Transitions: Nov. 15<sup>th</sup>
  3. Holiday Party: Monday, Dec. 18<sup>th</sup>
  4. Caregivers have started meeting, facilitated by a social worker from Mystic Valley.
  5. We would like to host more congregate eating events.
- VI. Town Council Report - Susan Jepson on behalf of Bob Vincent
  - A. Nov. 11<sup>th</sup> Veterans Day: 11 a.m. ceremony at the Galvin Middle School
  - B. Nov. 18<sup>th</sup> Town Meeting
  - C. Bike Plan will go before the Town Council next week.
  - D. Master Plan is being worked on but not moving forward at the moment.
- VII. Board Orientation
  - A. Christina Della Croce is developing a table of contents with the goal of presenting the contents of the program at the start of the new year.
  - B. We briefly discussed what would be included in a COA orientation and our future toolkit which will have both documents that we must review thoroughly, and material included for reference.
- VIII. Suggestions

We discussed a potential co-sponsored program on elder abuse.
- IX. Open Meeting Law

Tabled. Please read the Town Handbook and watch Town Counsel Mullen's presentation to the HRC: [https://youtu.be/5QagHZlK\\_NA?t=320](https://youtu.be/5QagHZlK_NA?t=320)

Maureen Hickey made a motion to adjourn, Jim Morin seconded and all voted in favor

Adjourn 7:38 p.m.