

Wakefield Board of Appeals

WILLIAM J. LEE MEMORIAL TOWN HALL
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MEETING MINUTES

Wednesday, September 25, 2019 – 1st Floor Conference Room

In Attendance:

DAVID HATFIELD, CHAIRMAN
AMI WALL, CLERK
JAMES H. MCBAIN
CHARLES L. TARBELL, JR.
JOSEPH PRIDE
THOMAS J. LUCEY, ALTERNATE
GREGORY W. MCINTOSH, ALTERNATE
MICHAEL L. FEELEY, ALTERNATE

Call to Order – 7:05 pm

Requests for Continuances:

(18-36 & 18-37) 7 Glendale Avenue and Wildwood Street, Henry Gregorio and Janet R. Gregorio

Request from Attorney McGrail to continue the hearing until October 9, and extend the time for the Board to render and/or file a decision on all applications until October 31, 2019.

VOTE: Upon a motion for approval by Chip and second by Ami, the Board voted unanimously to approve the request for the continuance.

(19-17 & 19-18) 0 Ossipee Lane, Carol B. Hannigan

Request from William D. Hannigan to continue the hearing until October 9, and extend the time to issue a decision to October 30, 2019.

VOTE: Upon a motion for approval by Chip and second by Ami, the Board voted unanimously to approve the request for the continuance.

(19-46) 19 New Salem Street, RBBJM Realty Trust

Request from Attorney McCarthy to continue the hearing until October 23, and extend the time for the Board to consider action on said application for a like period of time.

VOTE: Upon a motion for approval by Chip and second by Ami, the Board voted unanimously to approve the request for the continuance.

(19-68, 19-69, 19-70) Cherry Lane, A/K/A 0 Greenwood Street – Nghi Luu

Request from Mr. Luu to continue the hearing until October 9, and extend the time to issue a decision until November 30, 2019.

VOTE: Upon a motion for approval by Chip and second by Ami, the Board voted unanimously to approve the request for the continuance.

(20-1 & 20-2) 28 Redfield Road, Kara Meade

Request from Attorney McGrail to continue the hearing until October 9, and extend the time for the Board to render and/or file decisions until November 30, 2019.

VOTE: Upon a motion for approval by Chip and second by Ami, the Board voted unanimously to approve the request for the continuance.

(20-17) 343 Albion Street, Jeffrey Murray

Request from Attorney Salvati to continue the hearing until October 23, 2019.

VOTE: Upon a motion for approval by Chip and second by Ami, the board voted unanimously to approve the request for the continuance.

Continued Hearings:

(19-39) 998-1000 Main Street – Greenwood Station, LLC

Attendees for the Petitioner: Jeff Engler, Eric Kenworthy, Daniel DiLullo

Purpose: Comprehensive Permit to develop a 27 unit apartment building (now reduced to 24 Units)

Discussion: Architectural updates, landscaping, materials, O&M Plan and draft conditions. The Board wants exact names of manufacturer's, colors and numbers of all materials being used. Treat the wall with a better looking material that faces the neighbor to the right. The Board needs to know what color, size and type of fence is showing on the landscape plan. Mesh on the garage opening needs to be documented. Irrigation must be on all lawn areas and planting beds and must be documented. Need language on replacing landscaping that dies. The Board would like to see granite curbing throughout. O&M Plan needs language regarding snow removal. Some of the requests the Fire Department suggested should be in the O&M. Delivery times should be changed to 9:00 a.m. and no deliveries between 2:30 and 3:30.

It was suggested that the working group get together to make sure the plans are consistent.

Plans/Documents Presented:

- Exterior Elevations and Interior Floor Plans by Daniel F. DiLullo, dated September 20, 2019
- Exterior Material List by Daniel F. DiLullo, dated September 25, 2019
- Proposed Site Plan; Grading, Drainage and Utilities and Landscaping Plan, by Richard A Salvo of Engineering Alliance, Inc.
- Operations and Maintenance Plan prepared by Engineering Alliance, Inc. and dated September 3, 2019.
- Draft Decision prepared by Geoff Engler.

Public Testimony: No members of the public testified

Discussions for the Next Hearing: Construction schedule, Surety for landscaping, mock up panel, specific conditions need to be listed in the decision.

Mr. Engler suggested that they continue to 10/23

Chip moved to continue to October 23 and Ami second the motion all were in favor.

(19-65, 19-66, 19-67) 127 Nahant Street, 135 Nahant Street, 119 Nahant Street – Nahant Street Development, LLC.

Attendees for the Petitioner: Attorney McGrail, John Lloyd, Rick Salvo and Jason Kearney

Purpose: Proposing a 26 unit apartment building (reduced to 24)

Discussion: Since the last meeting the petitioner met with the neighbors regarding ledge and drainage concerns. They presented another concept plan. Rick Salvo presented the site, John Lloyd presented the new architectural design. The Board said the massing and density is too large for this site and feel this project would be more detrimental to the neighborhood.

Plans/Documents Presented:

- Site Plan by Richard Salvo of Engineering Alliance, Inc., dated 1/7/19 and revised 9/18/19.
- Renderings and floor plans by DiLullo Associates Inc., dated 9/18/19.

Public Testimony:

- Janet Sweeney – 151 Nahant Street – Concerned about traffic and safety. Ms. Sweeney said residents of this new building will be able to look down into her house.
- Joe Conway – 18 Wilson Road – Mr. Conway met with the development team and is pleased that the building has been pushed away from his property. He is concerned about the drainage easement if the building is moved back more toward his property.

Discussion for the Next Hearing: Attorney McGrail requested that this hearing be continued to 10/23 so his client can come up with another alternative.

Chip made a motion to continue to 10/23 and Ami second the motion – unanimous vote to continue.

(20-4, 20-5, 20-6) 259 & 267 Water Street – Anthony Arcari and 259 Water Street, LLC.

Attendees for the Petitioner: Attorney McGrail, Anthony Arcari, Peter Sandorse, John Ogren

Purpose: 16 Unit Mid-Rise Apartment Building

Discussion: Peter Sandorse presented floor plans and updated architectural plans. The Board discussed reducing the number of units. The Board wants to see the elevations in context to other buildings it will be next to. John Ogren presented the site plan and grading was discussed.

Plans/Documents Presented:

- Renditions/Floor Plans by Peter Sandorse of Phoenix Architects, dated 9/25/19.
- Site Plan by Hayes Engineering, dated 5/7/19

Public Testimony:

- Kathleen Tuhy – 8 Wiley Place – Ms. Tuhy testified that the building does not fit into the neighborhood. Busy area and the intersection is very dangerous. This project will bring in more cars.

Discussions for Next Hearing: Massing compared to surrounding buildings and compare grading.

Chip made a motion to continue to October 9, 2019 Ami second the motion all were in favor.

(20-8, 20-9, 20-10) 200-400 Quannapowitt Parkway – Waterstone Wakefield, LLC.

Attendees for the Petitioners: Attorney McGrail, Robert Clarke and Timothy Williams from Allen and Major, Attorney Mark Vaughn, Derek Johnson

Purpose: Petitioner is seeking relief for Special Permits and Site Plan approval to allow a research or testing laboratory use on the premises.

Discussion: Reviewed Site/Civil, Architecture and Landscape. The Board wants them to use granite curbing throughout the site. Mechanicals in the building were discussed. The roof and parapet was discussed. Suggested trying to make the loading dock area of the building look better. Will update the patio facing the lake. Proposing to add 99 new trees for a total of 117.

Plans/Documents Presented:

- Order of Conditions from Mass. DEP
- Typical Materials, dated 7/16/19.

Public Testimony:

- Dennis Cloherty – 1 Harvest Road - Presented a copy of a 1995 signed lease with the Town. He feels Waterstone does not own the land. Attorney McGrail disputes this and said Waterstone owns the land and the building. Nikko (the owner) said he has all the deeds and will present it to the Board.

Discussion for the Next Hearing: Traffic, parking, O&M. Attorney Vaughn is working on language regarding the R&D use to present to the Board.

Chip made a motion to continue to 10/23 and Ami second – all were in favor.

(20-15 & 20-16) 590 Main Street, 590 Main Street Wakefield, LLC.

Attendees for the Petitioner: Attorney McGrail, Abe Jeha, Steve Pedro, Ryan Roberts

Purpose: Applicant is seeking relief to allow improvements to the premises including signage and modify a prior decision from 1971.

Discussion: An updated site plan was presented. Landscaping was discussed, they will note irrigation locations on the plan. Many discussions regarding signage. The Board wants to allow just 1 free standing sign. No O&M Plan is necessary. No diesel will be allowed to be sold.

Plans/Documents Presented:

- Sign Sketch by Ayoub Engineering dated 9/12/19
- Site Improvement Plan including Proposed Signage Plan, Landscaping Plan and Lighting Plan, prepared by Ayoub Engineering dated 4/25/19.

Public Testimony: None

Discussion for the Next Hearing: Clarification on the lighting spillage shown on the plan.

Chip made a motion to continue to 10/9, Ami second and all were in favor.

Other Matters

39 Tuttle Street – Carol's Café

The Board withdrew for the record their vote from the September 11th hearing, because they did not realize that the petitioner had to file formally to the Board for their signage.

Chip made a motion to withdraw the vote and Ami seconded the motion.
Voting members are – Ami, Chip, Joe, Mike and Dave

The Board voted unanimously to approve the meeting minutes of September 11, 2019

The hearing adjourned at 11:35 pm