



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Call to Order – 7:05 pm

REQUESTS FOR CONTINUANCES:

Wednesday, January 8, 2020 – 1st Floor Conference Room

In Attendance:

DAVID HATFIELD, CHAIRMAN

AMI WALL, CLERK

JAMES H. MCBAIN

CHARLES L. TARBELL, JR.

JOSEPH PRIDE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

THOMAS J. LUCEY, ALTERNATE

(20-4, 20-5, 20-6) – 259 & 267 WATER STREET, ANTHONY ARCARI & 259 WATER STREET, LLC

Request from Attorney Brian McGrail to continue the hearing until January 22, 2020.

VOTE: Chip moved to continue and Ami seconded the motion, the Board unanimously approved the request.

(20-21 & 20-22)– 950 MAIN STREET – BHAVYA TWO, LLC

Request from Attorney Brian McGrail to continue the hearing until January 22, 2020.

VOTE: Chip moved to continue and Ami seconded the motion, the Board unanimously approved the request.



NEW HEARING:

Wednesday, January 8, 2020 – 1st Floor Conference Room

In Attendance:

DAVID HATFIELD, CHAIRMAN

AMI WALL, CLERK

JAMES H. MCBAIN

CHARLES L. TARBELL, JR.

JOSEPH PRIDE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

THOMAS J. LUCEY, ALTERNATE

(20-27) 33 WEST WATER STREET – HEARTHSTONE DEVELOPMENT, LLC

Attendees for the Petitioner: Attorney Phillip Jack, Kevin Johnson

Purpose: Special Permit and Site Plan Approval to allow a 20 unit Mid-Rise Apartment Building

Discussion: Dave explained that other forms of relief from our Bylaw are necessary. Dave also explained that they could continue the hearing tonight and file the proper applications, or withdraw without prejudice and refile the necessary applications with the all the relief necessary in our bylaw. Chip explained in detail some of the issues he found that were not filed properly. The density issue – in our bylaw it allowed 13 units, they are asking for 20 units. Not enough parking spaces are being requested – they need 30. Setback requirements are not correct. Chip said the cleanest way to do this in his opinion is to withdraw without prejudice and refile. Many residents were in attendance, the Board suggested having a community meeting before coming back. The petitioner decided to withdraw without prejudice and refile. Attorney Jack and Mr. Johnson agreed to meet with the neighborhood.

Plans/Documents Presented:

- Architectural plans prepared by Dennis Colwell Architects, dated 10/10/19
- Proposed Plot Plan prepared by Spruhan Engineering, P.C., dated 10/8/2019
- Two opposition letters from abutters were placed in the file

Public Testimony:

Jim Engelbrecht - 175 North Avenue – asked if written documents can be given to the Board – he presented a letter to be put in the file. The Board accepted the letter but explained that they are withdrawing the application so it is like it never happened.

Steven DeSisto – 30 Richardson Ave - presented a letter for the file.

Debra Fox – 12 Alyssa Drive – she explained that she is not a neighbor but wanted to know why the town has put forth these zoning bylaws and attorneys are given waivers to do whatever they want. The Board suggested that she speak with the Bylaw Review Committee or the Town Council.

Nadine Smoske - 23 West Water – Appears that this Board has some information about this project and she feels when there are changes as a project progresses they do not see the changes. Dave said it is public access and public record and they are free to go to the Building Department (where the records are kept) and look at the plans.

Erik Millett – 34 West Water Street – Mr. Millett volunteered to be the neighborhood leader.

Julie Bahia – 43A Melvin Street – Even if the changes are met by the petitioner will the project be approved. The Board said not necessarily.

Bob McLaughlin – 376 Water St- Mr. McLaughlin wanted to make the developer and public aware that there will be no gas hookups.

Craig Maganzini - 32 Richardson Ave – do they currently own the property. The petitioner replied they have it under agreement. Do they own other property on the street? The reply was no.

Peter McManus – 175 North Ave – why is it not a requirement to meet with the community for projects like this.

Chip made a motion to allow the petitioner to withdraw without prejudice. Ami seconded the motion and all Board members were in favor.

OTHER MATTERS:

Wednesday, January 8, 2020 – 1st Floor Conference Room

In Attendance:

DAVID HATFIELD, CHAIRMAN

AMI WALL, CLERK

JAMES H. MCBAIN

CHARLES L. TARBELL, JR.

JOSEPH PRIDE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

THOMAS J. LUCEY, ALTERNATE

(18-41 to 18-43) – 592 NORTH AVE – a/k/a 598 NORTH AVENUE – 598 NORTH AVE, LLC. – (previously granted relief)

Relocation of gas meters – Peter Sandorse explained to the Board that they do have to move the meters and he submitted new plans. Looking at the building to the left they will lose the whole utility room.

They will install vinyl fencing to hide the meters. He does not know how many rows of meters there will be so he doesn't know how high the fence will be. The site plan will be updated to show this change.

Chip moved to accept what Peter has proposed per the drawings on 1/8/20 as a minor modification and an updated plan and letter to the Building Department for the record will be submitted. Ami Seconded.

VOTE: Dave, Ami, Chip, Jim and Joe

(19-48) 37 WATER STREET – (previously granted relief)

Jim gave a brief update regarding the antennas on the roof – Frank Pascuito told Jim that when the leases are over with the cell carriers he will have them remove the antennas. The Board may not want the screening to go up after all and if so, this will be a minor modification to the approved plan.

APPROVE MINUTES:

Wednesday, January 8, 2020 – 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

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

The hearing adjourned at 7:55 pm