



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, May 13, 2020 – ZOOM HEARING

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting was conducted by remote participation.

Call to Order 7:00 pm

In Attendance:

DAVID HATFIELD, CHAIRMAN

AMI WALL, CLERK

JAMES H. MCBAIN

CHARLES L. TARBELL, JR.

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

Absent

JOSEPH PRIDE

OTHER MATTERS:

Pre-Application – 200-400 QUANNAPOWITT PARKWAY

Attendees for the Petitioner: Attorney Brian McGrail, Jay Doherty from Cabot, Cabot and Forbes, Brian O'Connor from Cube 3, Ally Adams from Cube 3, Matt Damacio from Cabot, Cabot and Forbes.

Purpose: Pre-Application meeting to propose constructing two five-story apartment buildings with 600 units.

Discussion: Attorney McGrail informed the Board of what they wanted to accomplish tonight, he gave an overview. Waterstone Properties currently owns the property, they have the property under agreement with Cabot, Cabot and Forbes. This is a pre-application meeting which is allowed under our bylaw. It gives this Board a broad scope of what Cabot, Cabot and Forbes is proposing for this site. They would like the Boards input, when and if an application goes forward they will have some ideas of what the Board would like to see accompanying a formal application.



Jay Doherty gave a presentation – he first showed other similar projects that Cabot, Cabot and Forbes have done in other communities.

Current Proposal

Two five-story buildings – total 600 units

Wrap around garage – most of the parking would be hidden in the center of the housing units.

Included in the proposal Mr. Doherty explained that they are willing to clean-up and maintain the lakeshore area. He proposed a loop dock that the public would be able to use. They would also improve Quannapowitt Parkway, which is in disrepair. They would install new drainage and lighting. He stressed that they would do whatever the Town was comfortable with.

Chip asked if Cabot & Forbes would keep the property themselves, Mr. Doherty stated that institutional partners usually invest in these types of properties. Chip also said he would like a traffic study done. Chip said he would like to see a restaurant included in the plans. Mr. Doherty said a restaurant with other amenities such as a fitness facility were options.

Jim liked the stepping design because it kept the full height away from the lake. He would like to see the overgrowth around that part of the lake cleaned up.

Ami expressed her disapproval for the project saying it was too far away from the commuter rail to be considered a transit site. She said the size and density is too much for this site. Ami also stated that she has reached her capacity in the amount of development in town, it was getting close to the limit.

Greg was with Ami, he said it would take a lot to get him on board with this proposal.

Tom agreed that the size and mass were a concern. He liked the idea of a restaurant though.

David explained that the site plan and all aspects of the project would be covered in detail once they filed an official application with the Board.

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Absent

JOSEPH PRIDE

OTHER MATTERS:

Pre-Application – 581-583 SALEM STREET

Attendees for the Petitioner: Attorney Brian McGrail, John Ogren of Hayes Engineering, Ocean City Development is the owner of the property.

Purpose: Proposing a 19-unit apartment building

Discussion: Attorney Brian McGrail discussed some background information and John Ogren presented a proposed site plan. There were two lots that have become one big lot.

After the presentation the Board expressed their distaste for the way the building was laid out on the plan. There was too much concrete and the building covered too much of the property. Mr. Ogren said the building was laid out that way due to the underground sewer system. The Board would like the front of the building to face the street. There was also discussion regarding the type of materials that would fit into the neighborhood.

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Absent

JOSEPH PRIDE

OTHER MATTERS:

(19-68, 19-69, 19-70) – NGHI LUU – o Cherry Lane, a/k/a o Greenwood Street

Discussion – It has come to the Boards attention that when they approved Mr. Luu's Variances at their meeting on April 8, 2020, the site plan he presented was not prepared by Clifford Rober, Land Surveyor. Town Counsel Tom Mullen informed the Board of this and suggested that the Board reconsider a possible revocation of the Variances. The Board agreed to have a formal hearing on June 10th regarding the possible revocation of the Variances. The abutters will be notified and a Legal Notice will be published. All Board members agreed.

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Absent

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OTHER MATTERS:

(19-53) 13 Elm Crest Road – Michael Salvo and Gena Salvo

The Board approved a Variance to allow the construction of an in-ground swimming pool in the side yard, to the above petitioners on September 3, 2019.

Mr. Salvo is here tonight to request a minor modification to allow an above ground swimming pool in the side yard.

After a brief discussion and explanation of why the petitioners now wanted an above ground pool instead of an in-ground swimming pool it was agreed that this request was a minor modification.

Chip made a motion to allow the above ground swimming pool according to the plan prepared by Ronald A. Simpson, PLS dated March 21, 2019 and revised May 2, 2020 as the New Site Plan.

Voting members – Dave, Chip, Jim, Ami, Tom

APPROVED MINUTES

The Board approved the minutes of April 8, 2020.

The meeting adjourned at 9:22 pm