



TOWN OF WAKEFIELD

BOARD OF APPEALS

Board of Appeals Meeting

Monday August 17, 2020, 5:00PM

Location: 27-37 Water Street, Wakefield, MA

Members Present: Dave, Chip, Jim, Joe, Tom, Mike

Not Present: Ami, Greg

Parking:

- Applicant reviewed proposed parking changes at street level on the left side of the property.
- Some areas gained spaces, some lost. Net result same as before (24).
- Board recommended removing 1 parallel space across from Omelette Factory, with agreement from Fire Dept.
- Applicant said that spaces in the parking garage will be more than shown on the approved plan - 1st floor 69 vs. 61, 2nd floor 69 vs. 59.
- Board reviewed the 1st floor parking garage area. Approved Plan showed 8.5' wide, no defined length, with a 25' aisle width. What exists is 8.5' × 16' or 17' (they varied) with a 22' aisle.
- Applicant will provide an updated Plan showing what actually exists & what will be striped.
- Applicant will have Fire Dept review updated plans, & come on site if needed, to confirm they approve them.
- Board took no vote at this time on whether the proposed modifications to the Approved Plans were considered Minor. Board needs to see updated plans & approval from the Fire Dept. Anticipate formal vote at the September 9 meeting.

Landscaping:

- Landscaper summarized proposed changes for areas around parking spaces.
- They will provide an updated Landscape Plan with cut sheets showing proposed species.
- Board took no vote at this time on whether the proposed modifications to the Approved Plans were considered Minor. Board needs to see updated plans. Anticipate formal vote at the September 9 meeting.

Meeting adjourned 6:30PM

