



MEETING MINUTES

Wednesday, September 9, 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 7:05 pm

Roll Call by David Hatfield

In Attendance:

DAVID HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

CHARLES L. TARBELL, JR.

AMI WALL, CLERK

MICHAEL L. FEELEY, ALTERNATE

Absent

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

Ami Wall read the Legal Notice

CONTINUED HEARING:

(21-4, 21-5, 21-6) 581-583 SALEM STREET & 581-583 SALEM STREET (REAR)-GRANITZ FAMILY TRUST

Attendees for the Petitioner: Attorney McGrail, John Ogren, representative of the Granitz family-Jim Cook and Mr. Mandel, Andrew Zalewski (architect), Jim Emmanuel (landscape architect)

Purpose: Request for a 19-unit multi-family dwelling

Discussion: Tonight's agenda on these hearing will be on site/civil, architecture, landscaping and a context plan on the heights of surrounding buildings/structures. John Ogren gave a presentation of the surrounding buildings to be able to compare the height of this project to them, the apartment building across the street will be comparable to this project and others in the area. Brian refreshed the Board on the elevations. A presentation by Andrew Zalewski of the materials being proposed on the building were



presented, as well as the trim, windows, light fixtures, railings for the decks and the entrance of the building. The Board liked the materials but would like to see samples of everything. Jim suggested that materials be dropped off in the Building Department with Gail and the Board could view them there. Chip asked what kind of heating system, the response was mini splits are being looked at, they are quiet. Jim would like to see schematic drawings/outline of the transitional materials and of the parapet levels to the roofline. James Emmanuel gave a presentation of all the landscaping. Dave asked where the snow is planning on going, because there is not too many places for it to go. Chip said it should be addressed in the O&M Plan. At the last hearing the Board asked that they reach out to DPW regarding a sidewalk in front of the building, John Ogren said he did reach out and the DPW would want a five foot sidewalk. John Ogren said the WMGLD didn't mind the location of the transformer, it may not even have to be mounted on a pad, and it may be located on a utility pole. Jim said it would be very ugly to put a transformer on a pole. John will have to find out if the electric meters will be located inside or outside. The WMGLD said it would be over \$150,000 to put the lines underground, this does not include the digging, cable or Verizon, Brian said that is cost prohibitive, and that is just in front of their building, buildings next to them would still have the poles.

Plans/Documents Presented:

- Site Plan prepared by Hayes Engineering and presented by John Ogren
- Architectural plans prepared by Andrew Zalewski of the MZO Group
- Materials prepared by Andrew Zalewski
- Landscaping Plan prepared by James Emmanuel

Public Testimony

None

Discussions for the Next Hearing

- Fire Dept. regarding the hydrant
- TAC regarding traffic
- O&M Plan
- Samples of materials
- Type of fence facing the WMGLD lot

The Board requested that if the materials are not ready to be viewed and the meeting hasn't happened with TAC, then they would like them to postpone coming back on the 23rd and maybe they can come back on October 14th.

Chip moved to continue to September 23rd, all were in favor.

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Absent

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NEW HEARING:

(21-8) 25 MONTCLARE AVENUE – HENRY & MARIE REJ

Attendees for the Petitioner: Henry and Marie Rej (represented themselves)

Purpose: Variance to remove deck and construct a new screened porch

Discussion: Ms. Rej explained that they would like to remove their current deck (12 x 14) and replace it with a screened porch (12 x 23). The setback would be 23.6 feet and the setback in the bylaw for the SR District is 25 feet. Ms. Rej presented her plot plan, photographs of the property and architectural drawings. The Board struggled with their hardship, but in the end they agreed that this was a reasonable request for the family to expand their living space.

Plans/Documents Presented:

- Site plan prepared by PJF & Associates, dated July 1, 2020
- Architectural drawing prepared by Mike Catone, titled Screened Porch
- Photographs

Public Testimony:

None

Chip made a motion to grant the Variance because of the topography, shape of the lot and the ledge on the lot, as depicted on the site plan created by Paul Finocchio dated July 1, 2020. Granting this variance will not be more detrimental to the neighborhood.

2nd by Ami

Voting members – Dave, Jim, Joe, Mike, Joe – all were in favor

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Absent

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NEW HEARING:

(21-9 & 21-10) **249 NAHANT STREET & 251 NAHANT STREET – 249 NAHANT STREET R/T & STUDIO R/T**

Attendees for the Petitioner: Attorney McGrail represents the two above applicants, the Zagaria Family – John & Pat were also on zoom tonight.

Purpose: VARIANCES – Create two separate legal lots with the existing single family dwelling remaining on the lot shown as 249 Nahant Street and a new single family dwelling on the lot shown as 251 Nahant Street.

Discussion: Attorney McGrail explained how Mr. Zagaria (Patsy) taught music to the youths of Wakefield since 1960. The Zagaria's bought #249 in 1935. A plot plan was presented showing the layout of 249. They acquired #251 Nahant in 1947. Prior to zoning both properties were used as single family dwellings. #251 was used as a seasonal house and in the early 1960's Mr. Zagaria began using it to teach music. One of the questions that came up is that #251 has not been used as a single family dwelling for some time. Attorney McGrail explained to the Board the relief for #249 – lot frontage, lot width, side yard setback and rear yard setback and they are leaving everything on it as is on this property. 251 Nahant St needs lot frontage, lot width and lot area, the house on it now meets all the setbacks. They are also requesting the ability to make this dwelling a little bigger, they would like to request that they build 2 ½ stories. Chip's feeling is that they should restrict the square footage on #251 and they must meet all the setbacks. On #249 Nahant he would want a restriction that they would not infringe on any of the current setbacks. Chip feels it certainly is not more detrimental to the neighborhood but this needs conditions. Brian asked for consideration on \$251, that they would not increase the square footage of the foundation except

maybe put in jogs to make it not look like a box. Jim wants them to build within the box. Chip said as long as they meet the setbacks he is ok. There are some discrepancies in the zoning box table on the plot plan that Paul Finocchio will have to correct. Also, on the proposed plan it shows 2 stories that will be correct to show 2.5. Letters from Town Departments/Boards were read into the record – no objections. Joe Pride asked if the driveway was encroaching on #251 – Brian said that will be cleaned up.

Plans/Documents Presented:

- Existing Conditions Plot Plan, prepared by PJF Associates, dated March 1, 2020.
- Proposed Plot Plan, prepared by PJF & Associates, dated August 8, 2020.

Public Testimony

243 Nahant Street – Lauren & Patrick Thorman – The Thorman’s were originally concerned that the footprint of #249 was going to be changed, now that they see the plans they are very happy that there will be no change and they will have their privacy.

Conditions – the plans have to be updated, #249 the square footage of the house and the setbacks will not change as presented tonight. And on #251 same thing the footprint and setbacks must remain the same.

Chip made a motion to grant the variance for 249 Nahant Street Realty Trust that includes lot frontage, lot width, side yard setback, rear yard setback based on the table that was presented to us by PJF Associates, dated 8/8/20. With the conditions as stated above.

Ami 2nd.

All voting members were in favor - Chip, Dave, Ami, Joe, Jim

Chip moved to grant Studio Realty Trust the variances requested including lot frontage, lot area and lot width, with the condition previously stated, also, all utilities be separate to that lot as requested by the DPW.

Ami 2nd.

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OTHER MATTERS

69 FOUNDRY STREET – BRIAN MELANSON/SEAEVER CONSTRUCTION

Attorney McGrail, Tim Sullivan and Eric Crimson were present to present elevations of the courtyard. The material that was specked was PVC on the rear decks. That is what was installed but they have come to learn that this material would crack over time and is hard to have paint stick to them. With the new material they are suggesting, it can take paint and stand up to the times. It is more expensive but they feel the expense is worth it, it will not buckle or swell. Jim and Chip do not have a problem with it – it is a much better product. The Board agreed that this is a minor modification

Chip moved to vote that this is considered a minor modification – changing the product from PVC to Boral True Exterior.

Ami 2nd.

Dave explained that for the record we need a modification letter and a materials information on the product.

Brian said they would like to work with Jim to make one large package for all the modifications that have been done along the way on this project so there will be good documentation for the file.

Jim also pointed out that part of the above approval is to not change the color of the material in the courtyard – it will be unpainted PVC.

Chip amended the motion to Jim's request.

Ami 2nd.

All were in favor - Chip, Jim, Ami, Joe, Dave

Brain said the roof equipment is up if the Board would like to take a look to see if they want screening. There was discussion amongst the Board whether or not it needed to be screened. The Board decided to Table this for now. Brian will get a few pictures and they will discuss at a later date. Brian asked the Board if they can take the Mock up Panel down. Jim feels that it is ok to take down and Ami also agreed. OK to take down.

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OTHER MATTERS

301 NORTH AVENUE

Jeff Schelzi and Attorney McGrail were present.

The Board received all the cut sheets ahead of time and Brian presented them again.

Chip asked if they already approved this, Brian said yes at the last hearing but the Board just wanted the cut sheets.

Jim said he ran through everything they sent over and went through it with the Board. Chip was satisfied and said he didn't feel they needed to rehash the whole discussion.

Dave checked the minutes and is satisfied that they did what they were supposed to do.

No other comments from Board members.

Brian will prepare a modification letter.

APPROVED MINUTES

Chip made a motion to approve the minutes of August 12 & August 17, 2020.

Ami 2nd.

All members voted in favor.

The meeting adjourned at 10:15 pm