



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, October 28, 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 7:14 pm

Roll Call by David Hatfield, Chairman

In Attendance:

DAVID W. HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

CHARLES L. TARBELL, JR.

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

Not Present:

AMI WALL, CLERK

CONTINUED HEARING:

(21-12, 21-13, 21-14) 610 SALEM STREET, 610 SALEM STREET WAKEFIELD, LLC

Attendees for the Petitioner: Attorney McGrail, John Ogren (Hayes Engineering), Peter Sandorse (Phoenix Architects) Paul Cashiano (principal)

Purpose: Special Permits & Site Plan Approval to Allow a 30 Unit Mid-Rise Apartment Building

Discussion:

Attorney Brian McGrail explained that Peter Sandorse has taken over the project as far as architecture goes.

At the last hearing the Board was not happy with the project.

The Board wanted a better understanding of the site and how the wetlands affect the property.

John Ogren demonstrated the bordering vegetation wetlands.



Chip asked about the existing curb cut and asked if it could be closed off, because it is not necessary and more plantings could be included. Chip said there are no notes on the plans showing the type of curbing, where landscaping will be boarding the property, will it just be grass? What is the treatment at the end of the driveway? John showed details.

Jim asked about the infiltration system. John said it is at least two feet high, Jim wants more information on the ground water and stream in relation to the infiltration system. John will get the information for the next meeting.

Dave wants hard copies of the plans to go to Gail for the file.

Tom wants to know why the massing is so large given all the constraints the lot has.

Brian said they could lose some of the parking and get more green spaces but let us see where this goes after architecture is presented.

Keeping the height of the building as low as possible was what the owner wanted to do, but it could go up to 60 feet high, Brian explained.

Peter Sandorse presented the interior of the building and the changes he made to make the exterior look more Bostonian.

The proposed front elevations including the parking under to blend in with the building were presented.

The materials on the building were discussed. Peter said going with the more traditional look of the building is more timeless and goes better with the buildings around it.

In Jim's opinion this is a lot better than where they were from before. Certainly pulling the top floor back helps, he feels they could work on the cornices and he feels the entrance could be better but feels this is in the right direction.

Chip wanted to highlight that the front entrance needs work, it looks like an emergency room entrance.

It is really stark, bland and non-descript and needs more landscaping and work done to it, it deserves more. Peter agrees that it could have more glass and look better.

Tom Lucey agrees with the sentiment to take away some parking and add more green space and a better entrance. He still feels the building is too big but if no one else is bringing it up he agrees with the comments so far. Jim feels that taking away parking is not a good idea. Gregg agrees with Tom, he feels the massing is too large and they are getting forced into this because of the conservation limitations.

Chip feels they need height differentials and massing compared to other surrounding buildings.

Tom agrees but he feels they need to look at the number of units that are being developed on the parcel.

It doesn't mean they have to develop every inch of land they are allowed to.

Dave asked for an existing conditions site plan. John Ogren presented it.

Chip pointed out the four existing trees and asked how they are being saved, he wants a real assessment of what is going to happen on the site.

Plans Presented:

- Elevations and Architectural Plans, prepared by Phoenix Architects, dated 10/23/20
- Site Plan, prepared by Hayes Engineering, dated 12/11/2019

Public Comments:

Erin Cook – 6 Jessica Lane – she lives in the neighborhood and her concerns are traffic, and the flooding, in bad rain storms the area gets flooded. John Ogren said he is very aware of the flooding, his office is across the street, some of the flooding occurs because the catch basin gets clogged with leaves, and because of the river and the drainage system, but nothing they are doing here will make it worse, and it will make the runoff better.

Janine Cook – 6 Jessica Lane – UPS drivers leave Kimball Lane they can only take a left into Wakefield because of the agreement that was made with them and Lynnfield, and the amount of traffic that comes out of there requires a police detail. Once school starts again and buses startup they will not be able to get out of their street.

Chip asked if they could ask the Traffic Advisory Committee if it is true that UPS has to turn left into Wakefield. Brain said it is true, when Market Street wanted a sign in Wakefield, this Board stipulated that traffic would not enter Market Street from Wakefield and one of the reasons was because of the UPS-Lynnfield agreement.

Brian pointed out that they have a comprehensive traffic study that was done and he can have them come to a meeting and discuss.

Dave suggested putting traffic on the agenda for the next meeting.

Bronwyn Della-Volpe – 8 Cyrus Street – she asked about the relief for off street parking - even though there is more parking then what is needed why would that relief be needed, why it is being requested. Ms. Della-Volpe also asked why the parking would get reduced. Dave and Brian explained that this Board may move the building or the massing which would reduce the parking, then that relief would be needed. Bronwyn also pointed out the new project that was just approved down the street and the added cars that would be brought to the area, she said the area was becoming urbanized. Ms. Della-Volpe also feels if the massing was addressed first it would mitigate some of the issues that have been brought up.

Susan Wetmore – 12 Sunset Drive – She feels the footprint is too large. Her first concern is the river and conservation. Taking away land will make a difference; the river is always high now. The traffic is her second concern. There is only one entrance in and out of her 100 home development.

The traffic study was done in July – in the middle of Covid, there is much less traffic now.

John Ogren said the traffic study looked at speeds and visibility not traffic counts. He pointed out that most of the times there is a lot of traffic is when 128 is backed up.

Discussion for the next hearing - Massing, landscaping and traffic.

Chip moved to continue to November 18th

Joe 2nd.

MEETING MINUTES

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Roll Call by David Hatfield, Chairman

In Attendance:

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JOSEPH PRIDE

CHARLES L. TARBELL, JR.

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

Not Present:

AMI WALL, CLERK

CONTINUED HEARING:

(21-15) 37 CENTRAL STREET – BRIAN G. FENOCHIETTI

Attendees for the Petitioner: Attorney McGrail, Brian Fenochietti

Purpose: Seeking a Variance to construct a detached garage

Discussion:

Attorney Brian McGrail represents Mr. Fenochietti

Mr. Fenochietti is looking to construct a detached garage and meets the requirements of the setbacks but needs relieve because a portion of the garage it is in the side yard.

At the last hearing an abutter had concerns that the garage was too close to her property.

They have revised their plans and spoke to Ms. Ciriello.

Brain presented the original site plan and architectural plans.

What is being proposed now is the garage being tucked back father, the width is smaller but, it is a little longer than before.

Mr. Fenochietti pointed out that they are bringing the height down that faces Mrs. Ciriello's yard-it will be 12 to 14 inches lower.

Brian pointed out that in our bylaw Mr. Fenochietti could move it to the back of the house and meet the setbacks and do this by right but where he is proposing to place it is the best spot for everybody. There are unique circumstances such as topography and lot shape.

Joe pointed out that they dropped the height by putting it in the ground but they added a dormer. Mr. Fenochietti said he lost head space.

Mike asked if this is a two story garage. Yes, it is. Mike feels a 21 foot garage is very large. Mr. Fenochietti said it is for his 2005 truck and the upstairs is for storage.

Public Comments:

Sharon Ciriello – 34 Cordis Street – from her perspective she is the one who has to live with this monstrosity and feels boxed in already. She would like Mr. Fenochietti's request to be turned down.

Brian said something is going to be done because they need storage, they are trying to work with Mrs. Ciriello and meet her concerns. They could attach the garage and it could block her more. Chip suggested bringing the garage forward and do some landscaping around it. Keep it skinny but pull it forward. Chip thinks there is plenty of asphalt to do that OR reduce the height.

The Board tried to compromise with Mrs. Ciriello. Chip suggested that they put up some 2 x 4's and show her how it will look and try to work this out and continue to the next hearing.

Plans Presented:

- Plot Plan prepared by Edward Farrell, dated 10/13/20
- Updated Architectural plans and elevations prepared by CME Architects, Inc., dated 10/9/20

Chip moved to continue to 11/18

Tom 2nd

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MICHAEL L. FEELEY, ALTERNATE

Not Present:

AMI WALL, CLERK

CONTINUED HEARING:

(21-16) 101 CEDAR STREET – MICAH J. CANESTARO, TRUSTEE

Attendees for the Petitioner: Attorney Brian McGrail, Micah Canestaro, Lee Maserian (architect), James Emmanuel (landscape architect) and Mr. Ferrick (the abutter was present)

Purpose: Seeking a Special Permit to convert a single-family dwelling into a four-family dwelling

Discussion:

Attorney McGrail presented the following - revised site plan with a note that the pavement and shed will be removed; revised the landscape plan, the pavers in the front have been specked; the materials booklet has been updated – the color white has been specked with a new date that will be changed to 10/28 and a correspondence from the Town Engineer was received today (see the file)

Instead of an O&M Plan it was suggested that conditions be put in the decision instead. This is a smaller project. The Board agreed. They also clarified that the back top roof deck would not be usable.

Draft conditions were reviewed.

The handling of trash will be added as a condition.

Where the trash will go needs to be put on a plan, it will be a conditioned.

Public Comments:

Mr. Ferrick – 269 Albion Street – he thanked everyone involved. He and his wife are satisfied and like how this all came out. And thanked everyone for working with them.

Dave read new letters from abutters into the record.

Plans Presented:

- Final Landscape Plan, prepared by James K. Emmanuel Associates, dated 10/9/20 (trash will have to be shown)
- Final Plot Plan, prepared by PJF & Associates, dated 10/23/20.
- Materials and Color Selections Booklet, dated 10/7/20, prepared by Lee Maserian.
- Draft Conditions

Chip made a motion to approve the Special Permit to allow the conversion of a single family dwelling into a four-family dwelling at 101 Cedar Street. It meets all the requirements and findings in the bylaw. Along with the conditions that were discussed and amended during this meeting.

Jim 2nd

Voting members Dave, Jim, Chip, Joe, Tom – all were in favor.

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MICHAEL L. FEELEY, ALTERNATE

Not Present:

AMI WALL, CLERK

CONTINUED HEARING:

(21-19) 25-29 TUTTLE STREET, UNIT 3 – DAVID J. LANDER, TRUSTEE

Attendees for the Petitioner: Attorney Brian McGrail, David Lander, Charlie (sign maker)

Purpose: Seeking a Variance to Allow Signs on Both Sides of the Building

Discussion:

They went back to the drawing board and came up with a halo sign on the track side. There would be LED's in the back of the letters and only go on when it was dark out.

Jim suggested that the LED lighting be a soft lighting 2700-3300 Kelvins

Charlie – presented the signs on the North Avenue side of the building (railroad track side). Chip wants the word "backlit" out and replaced with "halo" on the plans.

The balloon is halo lit on the Tuttle Street side as well as all the letters.

Dave pointed out that the plan needs to be cleaned up.

The Tuttle Street belt sign will be non-lit with raised letters and not halo lit. Jim would like to see it lit with goosenecks.

Jim suggested that the signs need to be on a timer and also, that it should be a softer look, not the cold blue in the picture.

Greg said he does not understand why there isn't goose neck lighting on both sides of the building. Why is he lighting the sign? Mike agrees with Greg, it glows.

Dusk to 9:00 pm is when the Board wants the timer to be set.

Tom questioned if the lights would bother the residential units behind Dunkin Donuts – the Board agreed it wouldn't

To Be Done:

Clean up the plans and date

Get rid of the wording back lit, warm range 2700-3300 kelvin

Two to three goose neck lights allowed on Tuttle Street side

Condition – allowed to be lit only dusk to closing

Public Testimony:

None

Plans Presented:

- New sign elevations

Chip made a motion to grant the Variance due to the presentation given tonight to approve the sign package that will be updated as discussed tonight. Based on Article XIII, Section 190-80G, to allow the sign to be on the track side of the building and also a bracket sign to come over the public way on Tuttle Street and the sign being lit will only be lit from dusk to closing on all lights. The lights will be a warm flavor from 2700-3700 Kelvins.

Joe 2nd

Voting members – Dave, Chip, Joe, Tom, Greg – all were in favor.

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Not Present:

AMI WALL, CLERK

NEW HEARING:

(21-21) 23 LAKE STREET – MATTHEW D. HUSKEY AND BROOKE A. HUSKEY

Attendees for the Petitioner: Attorney Brian McGrail, Matthew & Brooke Huskey and Peter Sandorse (Phoenix Architects)

Purpose: Seeking a Determination/Finding to add a front porch to the existing dwelling

Discussion:

Attorney McGrail said the Huskey's are seeking a Finding to allow a front porch to be constructed on their single family house.

A rendering and site plan was presented by Peter Sandorse.

Attorney McGrail explained because of a new ruling on existing non-conforming lots they only need a Finding NOT a Variance.

Jim and Tom said this is very consistent with other properties on the street.

Public Testimony:

Ann White - a neighbor has no problem with this project. She said no other neighbor is against this either.

Mr. Huskey said they love their neighborhood and would love this porch so they could be part of it.

Chip made a motion to Find that the front porch as presented on the site plan prepare by PJF & Associates, dated August 31, 2020 does increase the non-conformity however they find it is not more detrimental to the neighborhood.

Joe 2nd

Voting Members - Dave, Joe, Chip, Jim, Mike, all were in favor.

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Not Present:

AMI WALL, CLERK

OTHER MATTERS:

(20-1 & 20-2) – 28 REDFIELD ROAD – KARA MEADE

Attorney Brian McGrail requested an extension for a Variance that was granted on October 23, 2019. Attorney McGrail explained that with Covid and everything going on the project has not gone forward. Also, because of Covid the Governor has extended the time to exercise the Variance. Therefore, they are requesting the Board extend the time for the Applicant to exercise the rights authorized by the Variance for six months and to the extent necessary that the Board also extend the time for the Applicant to exercise the rights authorize by the Finding.

Gail read letter

Chip made a motion as presented to grant the extension.

Joe 2nd the motion.

Voting Members – Jim, Tom, Joe, Dave, Chip

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Not Present:

AMI WALL, CLERK

OTHER MATTERS:

(18-36 & 18-37) – 7 GLENDALE AVENUE AND WILDWOOD STREET – JANET & HENRY GREGORIO

Attorney Brian McGrail requested an extension of time to exercise the Variances that were granted by this Board on November 13, 2019. The request is that the Board extend the time for the Applicant to exercise the right authorized by the Variances for six months.

Chip made a motion as presented to grant the extension.

Joe 2nd the motion.

Voting Members – Jim, Tom, Joe, Dave, Chip

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Not Present:

AMI WALL, CLERK

OTHER MATTERS:

414 Main Street - T-Mobile – Amy White

Amy White – Agent for T-Mobile Northeast, LLC presented to the Board – they are removing existing 6 antennas and enclosures and remote radio heads and replacing with 9 antennas and 15 radio heads all within the existing enclosures. They will add an equipment cabinet in the basement.

No members of the public were present for testimony.

Chip made a motion to grant administrative approval to Wellman Associates Inc., as the agent for T-Mobile Northeast LLC for the modification of its existing wireless facility on the roof of the building located at 414 Main Street. This relief is to the satisfaction of the standard for an eligible facilities request in accordance of 47 U.S.C. §1455(a) and the plans prepared by Advanced Engineering Group dated 10/1/20.

Joe 2nd

Voting members - Tom, Joe, Dave, Chip, Jim

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Not Present:

AMI WALL, CLERK

APPROVED MINUTES:

Chip made a motion to approve the minutes of October 14, 2020.

Jim 2nd

All members voted in favor.

The meeting adjourned at 11:02 pm