



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, November 18, 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 7:02 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

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, Peter Sandorse, John Ogren
Jim Emanuel (landscape architect), Lt. Joseph Andersen (TAC), Mathew Keeley (TAC), Bill Bergeron from
Hayes Engineering, Paul Cashiano (principal)

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

Discussion:

Topics will be traffic, landscaping and massing.

Matt Keeley from VHB issued Lt. Anderson a memo on September 18, 2020 regarding traffic for this project – Attorney McGrail read the letter.

Bill Bergeron from Hayes Engineering highlighted their traffic assessment report from July, 2020.

Mr. Bergeron explained that there was traffic monitoring in the area, the State asked them to go back and look at it again since COVID decreased traffic, so they went back in September. There would be a 1.1



percent in overall increased traffic. The proposed site plan shows new sidewalks and they will close one of the entrances. The level of service is rated B.

Mr. Bergeron explained that even with the new project that will be before the Board tonight at 527-535 Salem Street and the already approved project at 581-573 Salem Street, there would be a minimal impact on traffic.

Ami asked what years they compared the data to.

Tom asked if they did live counts, Mr. Bergeron said yes and it did include the UPS trucks leaving and entering. Mr. Bergeron stated that he has never had an issue getting in and out of Hayes's parking lot and it is directly across from this project.

Greg asked about the trip generation, am 6 trips and pm o. Does that mean 6 cars come in and out of there? Mr. Bergeron explained the number of cars going in and out according to the Section of Land Court.

LT. Andersen invited the Board and the public to come to their meetings and learn what goes into a traffic study. As far as this project goes for the size and scope of the project the traffic is minimal. They will get a lot of public safety out of this project with new sidewalks and plenty of parking on site. They took into account the site line visibility, it is very good. The intersection at Pleasure Island Road has adaptive signals which is great for the traffic patterns. UPS has an officer in the morning and evening to get the trucks in and out which helps with the traffic.

Matt Keeley said he did not have much more to add than what Mr. Bergeron presented and Lt. Anderson had to say. He feels that this project will not have a traffic impact. He would like to see the landscaping to make sure sight lines are not going to be impaired. Chip asked Mr. Keeley how far back shrubbery had to be – Mr. Keeley explained it had to be 14 feet and they call it a triangle.

Dave Hatfield opened the hearing to the public:

Erin and Janine Cook– 6 Jessica Lane – Jeannie Cooke asked what time of the day was the traffic done – Mr. Bergeron said for 24 hours. There are automatic meters across the road. She explained that when the traffic officer stops traffic to let UPS drivers out it really backs up the traffic. She said she is upset that the study was not done when school was in session with the buses, she said the traffic study is unrealistic. Erin asked where off street parking was going to go – she feels it may go on Walton Street. She is concerned about safety.

Bronwyn Della-Volpe, 8 Cyrus Street – asked how many parking spaces will be provided for the project. John Ogren said 55 parking spaces, 46 would be required. How can we do traffic studies if we do not know how many units will end up being approved. Dave explained the numbers will not go up they would go down. Chip said the study was based on worse case scenarios. Reality is very often different then the book projections. She asked if she was understanding that only 6 vehicles are leaving in the morning. Mr. Bergeron said that is the net change per hour. The level of service for the 525 Salem Street project is a level B, which included this project and the project that was just approved and accounted for traffic for the next 7 years.

Kim McDonald – Old Colony Drive

Mr. Tarbell said this is a worst case scenario, but there is just 500 yards between the two projects and her big concern is allowing a variance, it is concerning for the neighborhood. Driving down the street is already tight. All three projects need parking relief and she is concerned about this.

Attorney McGrail said he respects the concerns of the neighborhood. He explained that they are not going to require that relief.

Shane McCarthy – 14 Old Colony Drive – he mirrors some of the concerns that have been brought up. He said the current apartment buildings do not have enough parking. He is concerned about emergency vehicles, only one car can get by on his street if there is a car parked in the street. Maybe only residents should be able to park on the street. LT. Andersen addressed this issue, it would be pretty difficult to get resident parking only for his street. Jim asked Lt. Anderson if there could be parking on only one side of the street. Lt. Anderson said yes, it is something that can be looked at through the TAC.

Susan Wetmore – 12 Sunset Drive – when they do a traffic study what do they consider a.m. and p.m. hours – the answer is usually 7-9 a.m. and counts every 15 minutes. But in this case it was a 24 hour study, p.m. peak is typically 4-6.
The traffic report for 525 Salem Street is dated 9/17/20.

John Ogren presented the context of the proposed building compared to surrounding buildings. Height, building lot coverage were presented. Proposed height of the building is 45 feet. 580 Salem Street is 48 feet high. The Hayes building is 33 feet high. The proposed new building 581-583 is 49 feet and 4 stories. Tom said this answers a lot of his questions and is good to see.
Brian pointed out that 60 feet could be done by right. Chip said from now on this exhibit should be part of their presentations on projects like these; it gives them a good prospective.

Peter Sandorse presented the updated architectural aspects of the building. He made the entrance more prominent with a nicer glass entrance and carried it up 3 stories. The height on the right and left side of the building is stepping down and is pulled back.

Tom said it would be nice to see a rendering of what it will look like when driving down the street and Jim agrees.

The floor plan differences were shown.

The bedroom breakdown – is - 6 one bedroom; 23 two bedroom; 1 three bedroom for a total of 30 units.

The dumpster will be wheeled out to the street, there are vents in the garage to let in air.

Tom pointed out that coming from Wakefield all you'll see is the side of the building, but coming from Lynnfield you'll see the nice building. They asked if it could be flipped. But Peter explained that this was looked at early on, but because of wetlands it cannot.

Jim Emanuel presented the landscape plan.

Chip asked how they would not damage the neighbor's trees during construction because they are going so close. Jim does not feel the trees are as close as they seem on the plans.

Chip wants larger calibers for some of the trees. Jim Emanuel feels the smaller trees have a better chance to get established.

John Ogren said the site plan was reworked because of a shift in the two parking spaces they moved.

They updated the plan due to the entrance and shift of some esthetics.

Brian pointed out how nice the river would look after the project was done compared with how it looks now.

No more public testimony

Plans Presented:

- Updated Elevations and Architectural Plans, prepared by Phoenix Architects, dated 11/13/20
- Updated Site Plan, prepared by Hayes Engineering
- Memo from VHB, dated 9/18/20

Discussions for the next hearing – Lighting, landscape lighting, O&M Plan, materials package, some architectural details that the Board talked about tonight.

Chip moved to continue to December 16th
Ami 2nd and all were in favor

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CONTINUED HEARING:

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

Attendees for the Petitioner: Attorney McGrail, Brian & Judy Fenochietti

Purpose: Seeking a Variance to Construct a Detached Garage

Discussion:

Attorney Brian McGrail explained that the Fenochietti's have found a way to fit this by right. The Fenochietti's have decided to withdraw this application without prejudice.

Public Comments:

Sharon Ciriello – 34 Cordis Street – Ms. Ciriello said she did not understand. The Board explained how they can do this by right, all the Fenochietti's need is a building permit.

Chip made a motion to allow Brian Fenochietti to withdraw without prejudice

Ami 2nd

Dave, Jim, Chip, Joe, Tom

All in favor

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NEW HEARING:

(21-22, 21-23, 21-24) 525-527 SALEM STREET – 168 LEXINGTON STREET, LLC.

Attendees for the Petitioner: Attorney Brian McGrail, Chris Sparagas (Civil Engineer), Robert Zeraschi (applicant), Jeff Heger (Phoenix Architects)

Purpose: Seeking Special Permits and Site Plan Approval to Construct a 21 Unit Mid-Rise Apartment Building with an Office Use

Discussion:

Attorney McGrail presented the following – this proposed project is a 21 unit residential mid-rise apartment building with one office, it will be a rental building.

The number of affordable housing units will be 4 out of the 21.

Currently on the site is an old two-story building along with another building set in the back.

The traffic consultant on this project is Vanasse & Associates, Inc. and they have shared a lot of the test results with Mr. Bergeron that was shared here tonight on the 610 Salem Street project. They will be going to TAC but they have already heard a lot of the results tonight.

Chris Sparagas the civil engineer presented the site plan.

Chip pointed out that he thought that there was a moratorium from WMGLD on multi-families receiving gas.

Jeff Hanger from Phoenix presented the architectural design and he explained why the building was positioned the way it is.

23,070 is the total square footage of the building, there will be 1-office; 1 one bedroom; 20 two bedroom units for a total of 22.

The fourth floor is more of a penthouse and moved back so visually it breaks up the mass.

Chip is more concerned about what this street ends up looking like.

The rendering will have to be updated to show the grade.

The height of the buildings next to this one at 545 Salem Street is 36 feet, One Pleasure Island Road is two stories, and the proposed building is at 47 feet, twice as tall as One Pleasure Island.

Tom wants to know what trees will stay and which ones will go.

Plans Presented:

- Site/Civil Plans presented by Chris Sparages of Williams & Sparages, dated 10-7-20
- Traffic Impact Statement submitted by Giles Ham of Vanasse & Associates, Inc., dated 9/17/20
- Proposed Elevation/Architectural Plans prepared by Phoenix Architects
- Storm Water Report, prepared by Williams & Sparages, LLC, dated 8/5/20

Discussions for the Next Hearing:

- Architectural and design, site/civil
- Chip wants to see massing of the buildings next to this.
- Joe wants Chris to look at putting the transformer in the back of the building.

Public Testimony:

None

Chip made a motion to continue to 12/16

Ami 2nd

All were in favor

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OTHER MATTERS:

414 Main Street – AT&T

Ryan Lynch from Smartlink represents AT&T

AT&T is proposing to upgrade their facility at 414 Main Street.

Mr. Lynch explained that they would like to replace three wireless antenna and remove nine remote radio units and replace them with six radio units, all within the existing stealth enclosures on the existing 52' rooftop. The tower and base station does not substantially change.

Chip moved to find that the modifications have met the criteria for the administrative review and approval after reading the materials and plans the Board found that the replacement of 3 panel antennas, and replacement of nine remote radio units with six new remote radio units within the existing stealth enclosures satisfied the standard for an eligible facilities request in accordance with 47 U.S.C. §1455.

Ami 2nd

Chip, Ami, Jim, Joe, Dave

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APPROVED MINUTES:

Chip made a motion to approve the minutes of October 28, 2020.

Jim 2nd

All members voted in favor.

The meeting adjourned at 10:25 pm