



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, December 16, 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 7:01 pm

Roll Call by David Hatfield, Chairman

In Attendance:

DAVID W. HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

AMI WALL, CLERK

Not Present:

CHARLES L. TARBELL, JR.

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, Paul Cashiano (principal)

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

Discussions:

At the request of the Board at the last hearing, the petitioners were asked to take a deeper dive at the architecture of the building and also what it would look like at different angles.

Peter Sandorse presented a proposed streetscape of what the building would look like when cars left Wakefield and drove toward Lynnfield. Ami feels like the side of the building looks like the back of the building. She is not feeling the colors at all. She thinks the colors look drab.

Jim feels that not too much of the side of the building will be seen because the apartment building next to it is so close.



Tom feels it looks like the back of the building also.

They talked about switching the bays on the side, maybe the balconies could be lighter so they don't look like a black hole.

There were no changes on the front façade. Ami had asked what it would look like if the left side was dropped and stepped but Peter explained that he did not want it to become complicated and obstruct the top level apartments.

Joe asked if they figured out what kind of lighting would be on the building – they have not figured that out yet.

Jim said the lighting of the garage is very important because it will come through the vents and could be very bright.

They need to show the mechanicals on the 4th floor and where the elevator shaft will be and if it will be shown. The Board also wants to know where the vents will be on the building and how the balconies would drain.

Jim wants details on the band on the brick and the body of the building, the cornices and the bays. Also, they want to see where the elevator in the front will be on the elevations.

There is only one location for the transformer – in the front of the building.

The Board wants to know the following –

If there are individual water meters or just one and where will they go.

Brian will ask Jim Emmanuel how the transformer will be landscaped.

Tree protection plan

Size of trees

Landscape lighting

Materials booklet should be started, including lighting specs and cut sheets.

Dave wants the rest of the Board to hone in on the scale, shape of the building before they go much further.

Tom said right from the beginning that he felt the building footprint would create a look of the back of the building coming out of Wakefield and he feels it does. Ami said it still looks like a medical building.

Tom thinks that the way the building is set up now should be looked at; he does not like the footprint and the way it is set up now. Jim would not like to see the building flipped, it would look like a big wall.

Brian pointed out that it is a good thing that people coming into Wakefield would see the nice side of the building. Peter will put the apartment building next door into the rendering to get a better look at how it will affect the look of the side of the building leaving Wakefield.

Dave likes the front of this building, especially the way it had looked in previous renditions. He also thinks that Brian is correct you want the building to look nice when coming into Wakefield.

It was mentioned by Peter that there is an underground pump system, the design has not been done yet but it would be in an 8 foot chamber. You cannot plant over it but it will not be seen.

Public Testimony:

Bronwyn Della-Volpe – 8 Cyrus St – She is concerned about how unattractive this building is, she would like to see it softened. She asked if more trees could be planted. In her experience the existing trees cannot be saved, can't the Board call for more trees? She says down lighting is needed not up lighting.

She says they need to pay special attention to light pollution on these projects.

Dave suggested a condition if the existing trees cannot be saved they will be replaced.

The Board asked Peter if he could please represent the trees in the next rendition.

Shelagh Lord – 20 Walton Street – she has not gotten over the traffic study from the last meeting. She understands that the area is zoned for business. She wondered if anyone has looked at the flooding issue.

John Ogren explained that flooding on the street does flood at times, where the roadway crosses the river. They are not doing anything to affect that. The Town Engineering Department made them make some changes and determined it is acceptable. What they are doing with this project will not make it any worse.

Andrew Rybcznski – 11 Shady Ave

What is the parking ratio – required is 46 spaces, they are providing 55.

Topics for the Next Hearing:

Architectural massing

Elevations

Details on garage windows and lighting

Roof elevations

Balcony drainage details

Cornice, windows, bands

Elevator effect

Meter room for water meters

Landscape details on transformer and bollards

Additional elevations in consideration of building next door

Vents on façade

Plans Presented:

- Proposed streetscapes proposed ground floor parking, proposed second, third and fourth floor plan, proposed front, left, right and rear elevations, prepared by Phoenix Architects, dated 12/8/20.

Ami made a motion to continue to January 13, 2021

Jim 2nd the motion and all were in favor

MEETING MINUTES

Wednesday, December 16, 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 7:01 pm

Roll Call by David Hatfield, Chairman

In Attendance:

DAVID W. HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

AMI WALL, CLERK

Not Present:

CHARLES L. TARBELL, JR.

CONTINUED 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:

Mr. Hager presented the updated architectural plans. A rendering coming from the west side (from Wakefield) was presented.

A massing plan coming down Salem Street was shown.

There was talk about pushing the building back from the street.

Gregg feels this building is shocking and massive and does not fit in. He thinks just pushing it back 6 feet will not make much of a difference. It is the massing.

Mike feels that the rendering does not do them any favors. The trees block the building. He thinks a straight on elevation of what it will look like might help. He feels like the front looks like a movie theater or Jordan's Furniture.

Ami asked where the elevator shaft was and screenings on the roof – they are hoping to just raise the parapet more.

Jim suggested moving the entrance to the parking on the other side of the building. It would not work – it would be a traffic nightmare.

Joe asked if the top floor could be a lighter color to help make it disappear. Jeff said that is something they will look at it.

Ami feels the building looks harsh, maybe softening the entrance will help. She likes the colors, but thinks the building looks commercial.

Chris Sparages said he is working with Mr. Chin in the DPW Engineering office to go over some drainage issues they had. The sewer service locations were addressed. The Fire Department is requiring a fire hydrant.

The placement of the transformer will be the front left corner because of the location of the utility pole.

Parking requirement 32, providing 36 including 2 handicap. The office does not require any spaces because it is less than 1,000 sq. feet. Bob the owner explained the office would be used for his bookkeeper and as the buildings leasing office – 4 days a week, 8-3.

Public Testimony:

Bronwyn Della-Volpe – 8 Cyrus Street – She agrees with Greg McIntosh, the size of the building is big and bulky just like the other building, it is harsh and cold and does not fit with the neighborhood. These 3 projects will urbanize and industrialize the area. All the buildings look the same to her. Let's fix that please.

Rick Stewart - 157 Salem Street – he used to live at 554 Salem Street – he said there are 5 new residential buildings in the past few years, not 3 as have been mentioned.

The scales of these buildings are out of control. These buildings should not be 4 stories, and there has been a lot of talk about how can we make these 4 stories look better. They should not be four stories it's just too much.

Susan Wetmore – 12 Sunset Drive – She agrees that the building does not fit the area, it is harsh and does not look residential. The height and size is way too big. She does not see why there wouldn't be more of a need for parking for people who live there because there is no public transportation. She feels the number of units should be cut down.

Brian said that they always listen to what everyone has to say and take constructive criticism seriously. But this is in the business district and under the height requirements. Also, 4 of these units are affordable and housing in Wakefield is very much needed and is critical.

Jim feels that maybe a different mix of units would help.

Plans Presented:

- Neighborhood Context Plan, dated December 11, 2020
- Proposed streetscapes, basement, first, second, third and 4th floor plans and proposed front, rear, right and left elevation plans prepared by Phoenix Architects, dated 12-8-20.

Discussions for the Next Hearing:

- Architecture

Ami made a motion to continue to January 13, 2021

Jim 2nd –the motion and all were in favor

MEETING MINUTES

Wednesday, December 16, 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 7:01 pm

Roll Call by David Hatfield, Chairman

In Attendance:

DAVID W. HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

AMI WALL, CLERK

Not Present:

CHARLES L. TARBELL, JR.

NEW HEARING:

(21-25, 21-26) - 58 BROOK STREET – EVAN & CHRISTINE MOREIRA

Attendees for the Petitioner: Brian McGrail, Evan & Christine Moreia

Purpose: Variance and Finding to put an addition on their house.

Discussions:

The proposed addition would be a two car garage with a master bedroom above. The lot shape, lot line and the abutter's lot shape all call for a hardship. The Variance is needed because they are making this more of a non-conformity by going so close to the lot line.

A letter signed by the direct abutter in the back was signed with no objections.

Mike asked how long the house would be and where the driveway would be. Evan spoke to other neighbors especially the one across the street and they have no issues either.

Jim suggested rotating the garage. Greg does not want to try to tell them how to build what they already want, it may add more costs for them. Mr. Moreira said they looked at rotating it with the architect but it

interfered with the layout of the house and they would lose space above the garage. They would need a hallway and it would make useless space for them. Mr. Moreira showed the Board the floor plan.

Tom said it is a unique situation down that street and no one sees the house, it sits back and if the neighbor does not have a problem with the addition being so close then he has no problem with it either.

Brian explained how it will help block highway noise.

Again, Brian pointed out that this is text book circumstances for a Variance. There is a hardship.

Joe agrees if the neighbors have no problem with it then he does not either.

Public Testimony:

None

Plans Presented:

- Plan of Land prepared by Jay Jarosz of Jarosz Land Surveying, dated November 14, 2020
- A letter of approval from the abutters

Dave made a motion to Find that the request is not more detrimental according to the plan prepared by Jay Jarosz, dated 11/14/20 and the proposed alterations will increase the non-conformity but will not be substantially more detrimental than the existing non-conformity to the neighborhood.

Tom 2nd the motion

In favor - Mike, Joe, Dave, Ami

Not in favor - Jim

Dave made a motion to grant the Variance in accordance with the above plan because of the shape and topography of the land, it would be a financial hardship to the petitioner.

Jim 2nd

In favor – Mike, Joe, Dave, Ami

Not in favor - Jim

MEETING MINUTES

Wednesday, December 16, 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 7:01 pm

Roll Call by David Hatfield, Chairman

In Attendance:

DAVID W. HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

AMI WALL, CLERK

Not Present:

CHARLES L. TARBELL, JR.

NEW HEARING:

(21-27) 10 OTIS STREET – CHRISTOPHER MURPHY

Purpose: Site Plan Approval & Determination and/or Finding to Raze a Single Family Dwelling and Construct a Two Family Dwelling

Attendees for the Petitioner: Attorney McCarthy, Chris Murphy, Keith Littlefield, Peter Sandorse

Attorney McCarthy explained that the lot is non-conforming because of the lack of 5 feet of frontage.

There are currently two non-conforming structures on the lot.

The neighborhood has three family homes and apartment buildings.

The lot is in the General Residential District.

The proposed structure conforms to the bylaw. There would be no new non-conformities.

The Planning Board suggested the parking be changed so they moved the spaces and made them tandem.

Peter Sandorse highlighted the architectural features of the house.

Two side-by-side units. Full basement, 1st floor kitchen, 2nd floor bedrooms and an unfinished attic. Height is 33 feet.

Greg asked why they had to stack parking and not side by side.

They asked if the building could be pushed back, it could but would require a variance.

Mike McCarthy argued that what is being proposed is much better than what is there now. Gregg was worried about the residents getting out of their cars and having to go onto the neighbors property. It would be more detrimental to the neighborhood. Greg asked if they talked to the neighbors – they did not.

Tom thinks the building is beautiful but wondered if the building could be more narrow to allow better parking. Peter said the bedrooms are already tight. Someone suggested making two bedrooms instead of three.

Ami asked Peter if the front porches could be moved to the middle of the dwelling to give more room for parking – he will look into it.

Chris Murphy- said he would try to keep the trees, they may trim them but wants to keep as many as possible and he explained that if they lost any they would replant them.

Dave said overall the Board is on board with the project but they would like to look at a resolution to the parking.

Dave read letters from Town Board/Departments into the record.

Plans Presented:

- Proposed Elevations & floor plans prepared by Phoenix Architects, dated 11-16-20
- Proposed Plot Plan prepared by Williams & Sparages, dated November 16, 2020

Public Testimony:

None

Ami made a motion to continue to January 13, 2021

Jim 2nd

All were in favor.

Wednesday, December 16, 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 7:01 pm

Roll Call by David Hatfield, Chairman

In Attendance:

DAVID W. HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

AMI WALL, CLERK

Not Present:

CHARLES L. TARBELL, JR.

OTHER MATTERS:

(19-12, 19-13, 19-14, 19-15) – 291 SALEM STREET – DALJINDER MANN

Present: Attorney Brian McGrail, DJ Mann

They are looking for a certificate of occupancy.

The Board had a condition that they present an as-built when the project was complete. There are a few discrepancies in what was approved by this Board and the Planning Board. The issues have to do with the drainage design and need approval by the Town Engineer and their Site/Civil Engineers and the Planning Board.

The approved site plan was shown by Brian, he demonstrated to the Board how the contractor built a wall and graded the lot in the back of Lot 1 to level it off. It has to be moved and reconfigured.

Also, the Building Inspector is requiring a fence, they need to put that on a new plot plan. Jim said the swale needs to be fixed also. There has been stone stacked to build a wall in order to get a flat back yard. The landscaping in the front is short on landscaping as well as other areas. Brian said they can provide surety for that because they cannot plant now.

Greg asked what they are looking for. Brian said for a minor modification. Greg said they need to see the plan first.

DJ Mann requested a temporary C/O with a bond at this time – the buyers of the house are in a dire situation and need to move into the house.

Tom suggested that the Board talk to our Town Council. The Board said if there are new owners they would not be inclined to fix these issues.

Brian suggested if the Board was inclined to deem this a minor modification he would work with Town Council to make sure the Town would be protected by giving surety/bond.
The Board wants documents for the next hearing.
Continued to 1/13/21

OTHER MATTERS

(19-35, 19-36) 12 LAFAYETTE STREET – DEBRA ANN GOLDBERT TRUSTEE OF MIDDLESEX BLACK R/T

Present: Attorney Brian McGrail, Peter Sandorse,

They are looking for a minor modification.

They are moving the back outside stair way and constructing it inside the house. It will no longer be a means of egress but the whole dwelling will be sprinkled therefore it is not needed by code.

Jim does not see any issue with these changes.

Dave feels it looks cleaned up now.

Dave made a motion that the updated plans prepared by Phoenix Architects, dated 10/5/20 is a minor modification to the original plans approved.

Ami 2nd

Voting Members - Joe, Ami, Jim, Dave, Mike – all were in favor

MEETING MINUTES

Wednesday, December 16, 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 7:01 pm

Roll Call by David Hatfield, Chairman

In Attendance:

DAVID W. HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

AMI WALL, CLERK

Not Present:

CHARLES L. TARBELL, JR.

APPROVED MINUTES:

Ami made a motion to approve the minutes of November 18, 2020.

Jim 2nd

All members voted in favor.

The meeting adjourned at 10:42 pm