



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, January 13, 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

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, Paul Cashiano (principal), Steve DeFuria

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

Discussions:

Attorney McGrail opened the meeting explaining that at the last hearing they were asked to provide many items and that is what they are going to present tonight.

Peter Sandorse started the presentation -

In the parking garage on the right side of the building is where the water meter room is located—that is the only change to this level.



Roof – above the 4th floor is a drainage plan and in the center of the two buildings is the elevator shaft.

Proposed Front elevation – six inches were taken out and moved back a foot to build up the parapet, it hides the HVAC and just a little of the elevator shaft. The building still stays at the same height. All these changes help with the massing also.

Right Elevation – added anchor bays.

The balconies are inset.

The floor vents/dryers get vented through the roof and parapet.

They lightened up the inside of the balconies and Peter is suggesting recessed lighting on the balconies.

The renderings on the front elevation show the bays as dark forest green, dark vertical siding on the top units, they have picked out the bricks.

Peter presented a rendering as cars come down Salem Street into Lynnfield, showing the trees and bays on the right side of the building. A winter scene was also shown. Also depicted when trees are fully bloomed.

The rear of the building was shown and clearly matches the front and right of the building.

The materials sheet was presented by Peter.

Chip wanted the lighting in the garage to be addressed in more detail. He asked if a low level safety light could be used for 90% of the night, but then when people walk into the garage a series of lights that are brighter could go on when they approach their cars. Peter said yes, that can be done and it is energy efficient. Chip said now there won't be light pollution. Chip suggested that go in the O&M Plan.

Jim is not sure if the parapet should be lowered a foot. He feels the top floor looks heavy. Jim also asked if anything is going on top of the elevator shaft to ventilate it. Jim wants a color for the garage door to make sure it hides it. More dimensions of the parapet and the bays and bay windows – he also asked how much do they stick out. The cornice on the detail has no dimensions.

Greg asked Peter if the recessed lights on the balconies could be controlled by the building, it would be a nice way to get the building to look uniform and nice at night. Chip suggested that that go into the O&M Plan and what hours will they be on and off. Greg wasn't sure if all the balcony lights should be on. Peter suggested a dim light. Chip asked if there was separation on the fourth floors with balconies – yes.

Jim recommends that the tenant control their lights on the balconies.

Chip suggested that the Board start talking about conditions. And offered a thought that Peter and Jim could meet off-line about the details he is concerned about. Dave said that works and Jim agreed.

Ami said she appreciates the work Peter has done but she is not 100% on board for this project – the massing and the traffic is holding her back.

Tom feels better tonight, he was worried about the right side of the building but the renderings really helped.

Chip asked Ami what she wasn't comfortable with, the TAC said there was not an impact. She said the traffic study was done with COVID, and she is looking at all the projects being proposed not just this one.

Brian made a point that this is in a business district and an office building could be built by right and the Town would have no say on how it looked. Also, this is in the master plan and encouraged.

Jim, commented that when the Planning Board made this master plan they took into consideration that housing would go here because cars would go directly onto the highway and be less of a traffic burden.

Greg agrees with everything Mr. McGrail said, but the housing production plan expired a year ago. Greg feels that the attitude enough is enough is not right. He feels this area is crying for housing.

Dave asked Brian to run through the relief being sought.

Brian will go over their parking requirements at the next hearing but does not think they will need that relief.

The next hearing will detail relief.

Chip wants to see an O&M Plan at the next hearing. Mention lighting in garage, snow removal/maintenance, parking spaces cannot be lost. As well as maintaining the landscaping.

Brian talked to Jim Emanuel and he will put together a tree protection plan for the trees on the right. Chip said communication needs to be made with the abutters. Jim suggested keeping the old foundation as a retaining wall, and it will not disturb the trees.

Public Testimony:

Susan Wetmore – 12 Sunset Drive – pointed out the reality is usually not the same as what the traffic reports say. Susan said development of housing or office buildings are ok with her and she understands development, but the traffic does not get better, especially with housing. She pointed out that they are a neighborhood of 100 homes with only one way out. That is why she gets concerned – the added traffic. She appreciates the Board listening.

Shelagh Lord – 20 Walton Street - her concerns are about traffic also. She asked the TAC about the different projects in the area and feels that they only look at one project at a time, they need to look at all the projects as a whole. She feels that the building looks very commercial.

Rick Stewart – 157 Salem Street – has lived on Salem Street for 30+ years, the traffic has gotten worse over the years. He asked why the business zoned area is turning into residential areas. Why do we have an economic development person – why do we need that person if we are only bringing in residential and not businesses? The scope of the projects are just too big. He feels the top of this building should be taken off, it look like it's just dropped there.

Topics for the Next Hearing:

O&M Plan

Draft conditions

Go over relief

Draft construction schedule

Final thoughts on lighting – cuts, lighting plan

Plans Presented:

- Proposed streetscapes proposed ground floor parking, proposed second, third and fourth floor plan, proposed front, left, right and rear elevations, proposed materials, window detail, parapet detail, prepared by Phoenix Architects, dated 1/13/21.

Chip moved to continue to 1/27

Ami 2nd the motion and all were in favor

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AMI WALL, CLERK

CONTINUED HEARING:

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

Attendees for the Petitioner: Attorney Brian McGrail, Robert Zeraschi (applicant), Peter Sandorse & Steve DeFuria (Phoenix Architects)

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

Discussion:

Peter presented renderings on how the building will look with the trees next to it.

They took 1 foot out of the building from front to back after the comments from the Board at the last meeting. They pushed the building back 3 feet off of Salem Street and shifted the building 5 feet to the right, this reduced the massing of the building and pushed it back and to the right. On the fourth floor Peter took an additional 4 feet from left to right to pull it back. The whole building is substantially smaller. They have picked materials for the building and think it feels much more comfortable than before.

Front, back and side renderings were shown.

Materials were listed and presented.

Dave asked if other colors besides gray were considered.

Steve DeFuria (from Pheonix) explained that they are bringing back the gray which is different from the other buildings.

Greg feels that the building is still shocking. The bottom floor is still only 4 feet away from the sidewalk. Pulling it back a few feet does not make a difference to him. The better solution is reducing the units. Peter said they also reduced the height by 4 feet.

Chip asked if something could be done to the grading to help bring the building down.

Jim pointed out that because the older buildings have no character – they are flat brick walls and he would hate to take the character out of a building just to make it fit. Greg feels it is not the architecture it's the building. Ami thinks the building looks beautiful but it is too much there. Brian said he would like to find a way to make it work with the same number of units. They do not want to cut affordable units either.

Chip asked for the parking count - 33 required providing 36.

Chip is fine with the size of the building. 21 units does not bother him in this location.

There was discussion on maybe pushing the 2nd or top story back to take it away from the street.

Brian asked the Chairman if Jim wouldn't mind working with Peter, Dave said if Jim doesn't mind he is ok – Jim said he would do it.

Public Testimony:

Susan Wetmore – 12 Sunset Drive – She agrees about the comments being shocking and too close to the sidewalk. She asked if they were all two bedroom apartments - one office, one 1-bedroom and 20 2-bedroom apartments. She feels there will be two cars in each and people cannot walk to anything. She appreciates the Board discussing changing the look of the building.

Plans Presented:

- Existing Condition Plan, Grading and Drainage Plan, Utility Plan, Survey & Layout Plan, Photometric Plan, Construction Details Paln, dated 8/2020, prepared by Williams & Sparages
- Proposed streetscapes, basement, first, second, third and 4th floor plans and proposed front, rear, right and left elevation plans; proposed materials, prepared by Phoenix Architects, dated 1-13-21.

Discussions for the Next Hearing:

- Architecture

Chip made a motion to continue to January 27, 2021

Ami 2nd –the motion and all were in favor

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CONTINUED 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

Discussion:

Attorney McCarthy pointed out it is their second hearing. They are proposing to raze the existing non-conforming home along with a garage and construct a two-family dwelling. The use is allowed in the General Residential District. The only non-conformity the lot has is the frontage.

At the last hearing there was some concerns about the functioning of the parking. Ami asked if they could reduce the footprint of the building.

They have reduced the building by setting it back 3 feet in the front and made parking in the middle which is his client's preference. Also they have changed the width on the side.

Peter Sandorse presented the changes to the Board – the rendering stay's the same but by going into the building and going into the depth and pushing it back it allowed for parking spaces in the middle.

They also took the same footprint and showed it on the side and made paving changes to the hot top and moved the stairs over, but the porches stayed the same. They moved 325 sq. of each unit inside by taking about 1 foot out of each room.

Two updated site plans were shown, the building stays within the setbacks.

Ami asked if the parking in the middle had green space on each side, yes it will be.

Tom asked if there was a rational for the parking being preferenced in the middle. He thinks all you will see is the cars and not the house.

Dave does not have a strong preference either way, he defers to the petitioner, Jim feels the landscaping will soften it.

Ami asked what would happen to the old curb cut, Chris Murphy said that would disappear and it would become new granite curbing. Chris also said he would keep old trees the best they could and replant. Dave said that will be a condition. Chris said they are going to put more bushes in-between properties for privacy and to build a barrier.

Public Testimony:

None

The Board agreed on the plans marked "Option A" – parking in the middle

Greg made a motion to Find that the Site Plan provided and labeled "Site Plan A" by Phoenix Architects and William Sprague, dated 1/4/21 would not create or increase any existing and would not be substantially more detrimental than the exiting conditions to the neighborhood.
Ami 2nd

Voting members – Dave, Ami, Jim, Joe and Greg

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NEW HEARING:

(21-28) 9-11 Albion Street – WAKEFIELD ALBION CULTURAL EXCHANGE

Purpose:

Request for a Special Permit for a Bracket Sign

Attendees for the Petitioner:

Chris Carino – 18 Central Street – representing the Cultural Exchange

Discussion:

Chris is the Chair – the mission is to promote art and culture to the community. They have been in existence for about 6 years and are ready for a sign to help people find their building. He explained how they have gone through a few sign iterations and the design review board and Town Council. He feels it is in character with the neighborhood.

On November 4th the DRB met and discussed this sign on the building. Jim said this sign works with the building and is an appropriate location for a bracket sign. They need two forms of relief – the sign is higher than what is allowed, and bracket sign also needs relief. DRB recommends approval of the sign.

The Kelvins have to be noted on the plan.
Need to be between 2700 to 3300.
Will be noted as a condition

The letters will be slightly raised.

Joe asked when the lights would be shut off.
It will be conditioned
Chris asked for 11:00 pm – lights off – the Board agreed.

Public Testimony:

None

Chip moved to grant a Special Permit as presented by Sardella signs 10/30/2020, allowing the sign to be 13 1/2 sq. feet and be hung at 17.3 feet and be a bracket sign.
Two conditions - lights off 11:00 and the wattage will be between 2700 and 3300 K.

Ami 2nd the motion
Voting member all in favor - Tom, Dave, Chip, Ami, Joe

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AMI WALL, CLERK

NEW HEARING:

(21-29, 21-30, 21-31) – 500 MAIN STREET – MBAR WAKEFIELD, LLC

Purpose: Special Permits & Site Plan Approval – to allow a drive in bank, reductions in the requirements and/or standards for off street parking and to allow off street parking on another lot in the same ownership as principle use.

Attendees:

Brian McGrail, Robert Santonelli, Tom Chiudina, Scott Thorton (traffic)

Discussions:

Attorney McGrail explained that Bob Santonelli purchased the old NAPA Auto store, there was also a car repair shop in the back. Bob is looking to redevelop the property.

Mr. Santonelli thanked the Board, and explained that this property has been abandoned for over two years.

Brian presented the existing and proposed site plan.

The lot has been subdivided. Lot 2 is being developed as a bank. Lot 1 will be kept vacant and be developed at a later date for some kind of retail use.

Lot 2 will be a Santander Bank and will have an entrance and exit on Main Street and the drive up will be for an ATM machine and entered from Richardson Street. One of the reliefs they are seeking is for additional parking on Lot 1.

Ami suggested that the ATM be put on the right side instead of on the building because of a backup of traffic onto Richardson Street.

Scott Thorton said it is something they would have to look at.

Jim asked why they didn't split the property so that parking wouldn't spill into the other property.

Greg asked if the parking agreement will run with the deed. Bob said it is an easement and it will run with the land.

Lot 1 will be cleaned up. Chip suggested that Bob maintain the empty lot so it is not an eye sore to the Town.

Tom brought up the fact that for the Bennett Street condo project there was supposed to be a cross-walk and island. Brian explained that the Town Administrator took over that project because of the envision project and Rails to Trails.

Exterior Elevations were presented by Tom Chiudina (architect) Santander is a customer of his and they do a lot of work for them. This is a prototype building for them. It is a one story 2,400 sq. foot building. It faces Main Street but is on the corner of Richardson Street. $\frac{3}{4}$ of the space is dedicated to office space. The building will be a combination of brick veneer with metal panel system, aluminum store front. The gray colors are their corporate colors.

Mechanical equipment is screened.

Mike wants a better rendering of what it looks like coming into town.

Jim feels it will help the town, this section is dead right now, and it is going to help.

Greg feels just because it is Santander doesn't mean they have to go with the colors.

A landscape plan was presented, it was prepared by Jim Emanuel.

Chip wants granite curbing on the site plan, not bituminous.

The parking requirement is 10 and they have 11 spaces.

Public Testimony:

None

Chip feels this project is pretty simple and there is really not a whole lot to discuss.

Plans Presented:

- Landscape Plan, prepared by James Emmanuel, dated November 3, 2020
- Existing and proposed Site Plans, prepared by PJF Associates, dated November 12, 2020
- Architectural Plans and Elevations prepared by DRL Architects PC, dated October 29, 2020
- Traffic Study Memorandum from Scott Thornton of Vanasse & Associates, dated December 16, 2020
- Lighting Plan, dated November 10, 2020

Topics for the Next Hearing:

Landscaping

Review DPW Engineering questions

Signage – Jim pointed out that this address is not in the sign overlay district

Traffic – Input from TAC

Jim wants the sign package sent ahead of time to see if it complies.

O&M Plan

Chip moved to continue to 1/27/21

Ami 2nd

All were in favor

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NEW HEARING:

(21-32, 21-33) 111 GREENWOOD AVENUE – JAMES F. HUTTON AND JOAN H. HUTTON

Purpose:

Variance and a Determination and/or Finding to Allow an Addition

Attendees:

Attorney McGrail, James Hutton, Peter Sandorse, Ryan Hutton, Steve Defuria

The Hutton's are looking to raze their deck and construct an addition in its place. The addition would be about the same size as the deck.

They are asking for a Finding and a Variance. The Variance is for lot coverage.

The Board pointed out some typos in the Table of Dimensional Regulations – Paul Finocchio will fix them.

Peter Sandorse presented the elevations of the addition. The floor plans – the master bedroom will be extended on the second floor and that is the intent. The first floor will be a playroom.

The proposed addition will be 144 SF for a total of 288 SF.

Because of the discrepancies in the plot plan measurements the hearing has to be continued so the Board can grant the appropriate relief.

Abutters signed a letter with no objections to the project.

Chip requested that the Hutton's go first at the next hearing so they will not have to wait all night next time.

Public Testimony:

None

Plans Presented:

- Existing and Proposed Plot Plans, prepared by PJF & Associates, dated 11/24/20.
- Proposed Floor Plans and Elevations, prepared by Phoenix Architects, dated 11/30/20
-

Chip made a motion to continue to 1/27/21

Ami 2nd

All were in favor

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AMI WALL, CLERK

OTHER MATTERS:

(17-39, 17-40, 17-41) – 69 FOUNDRY STREET – MELANSON DEVELOPMENT GROUP

Brian McGrail and Jim McBain met at the site and walked with Tim Sullivan the superintendent. The project is close to coming to an end.

After the site visit they met for two hours to compile all the modifications that have been done with the project along the way.

They are going to look for occupancy sometime in February. Chip asked what they would do about landscaping. They will have to come back and bond it.

Brian showed a list of items that have been changed and Jim also explained them to the Board.

SEE BRIAN MCGRAIL'S E-MAIL DATED JANUARY 8, 2021 ALONG WITH THE ATTACHMENT TO SEE ALL THE MODIFICATIONS.

Chip made a motion to accept what was presented tonight (ITEMS 1 TO 5) as minor modifications and they will come back to discuss landscaping.

Ami 2nd.

Reg. voting members All were in favor – Chip Ami, Jim, Joe, Dave

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OTHER MATTERS:

1077 MAIN STREET – T-MOBILE – Request for Administrative Relief to Modify an Existing Wireless Facility

Whitney Jones of Transcend Wireless was present to represent T-Mobile

Ms. Jones explained to the Board that T-Mobile currently maintains nine antennas mounted on steel framed mounting boards, they intend to replace nine of its existing antennas and add radio units with 2 new RRU's for a total of 5. The new antennas will be installed at the same 43-foot level on the rooftop.

No public testimony

Chip made a motion to approve the administrative approval to T-Mobile based on the application and correspondence and plans that 9 antennas be replaced on top of 1077 Main Street as well as a new platform in accordance with the plans presented by Transcend Wireless and prepared by B&T Group, dated 11/25/20. This administrative approval is to the satisfaction of the 47 U.S.C. § 1445(a) standard for an eligible facilities request.

Ami 2nd

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

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AMI WALL, CLERK

APPROVED MINUTES:

Ami made a motion to approve the minutes of December 16, 2020

Jim 2nd

All members voted in favor.

The meeting adjourned at 11:15 pm