



MEETING MINUTES

Wednesday, March 10, 2021 – 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

Ami read the Legal Notice

REQUESTS FOR CONTINUANCES:

(21-37) 44, 46, 48 CRESCENT STREET – CRESCENT COMMONS DEVELOPMENT, LLC

Request from Attorney McGrail to continue the hearing until March 24, 2021, the petitioners are still in the process of working with the Zoning Board Sub-Committee discussing architectural aspects of the project.

VOTE: Chip moved to continue and Ami seconded the motion, the Board unanimously approved the request.



Wednesday, March 10, 2021 – 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

Ami read the Legal Notice

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), Jeff Heger (Phoenix Architects), Chris Sparages (Site/Civil)

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

Discussion:

Brian recapped issues that the Board wanted them to present tonight.

DPW Memorandum has been incorporated into the site plan.

Granite curbing has been done

Retaining wall materials

Enclosure for dumpster

Spec on paver material

Detailed railing systems

Called out ventilation

Detail on signage materials

Located electrical meters
Water meters are locked inside the building
Roof equipment in detail
Draft conditions
O&M Plan
Construction Schedule

Chris Sparages went through the changes on the site plan.
Dumpster enclosure is in the back corner of the property and the design for the enclosure is a split faced block U-shape which will be gray and is listed in the material sheet. In the front of the U will be a swing door. Which is detailed on Sheet 8.

The recycle section of the container area will be treated with the same materials that the building materials are.

There will be vertical granite curbing throughout the site.

The water meters will be inside the building, Joe Conway suggested that so they would not freeze.

Sheet 1 lists the requirements requested from DPW.

Chip pointed out that all the plans have to coordinate. They have to all show the same materials. Example - all the pavers have to be identified to delineate where and what type it is.

Jeff Heger presented the following:

Materials Sheet

Elevations

Screening for HVAC/mechanical/dryer and vent systems on the roof and on the building

Parapet and cornice details were shown

Joe brought up the question that the copper overhang (canopy) would turn green over time.

There was discussion whether it should be patina.

Ami likes the fresh copper look. It was determined that it would be coated before it was installed. It will be noted on the plans.

Chip said the O&M Plan is very consistent with previous plans.

Draft conditions were presented.

There were some minor changes made – Brian has the mark up copy

The construction schedule was presented.

Chip feels that it may not be necessary to always have a construction schedule – this will be discussed at another hearing.

Gregg suggested having times for construction deliveries. The Board said that on this project there is plenty of space on site and it would not be necessary.

Brian ran through the requested relief –
They are seeking 3 Special Permits

The Final Plans are as follows:

Site Civil – Williams & Sparages - final revision date 3/5/21

Architecture -Phoenix Architects final dated 3/9/21

Landscape Plan – will be updated and date TBD

1st Special Permit and Site Plan review to allow 23 units

2nd Special Permit to reduce setbacks – side to be reduced to 15, height of 37 ft. (garden style), altering Table 2, footnote 6 & 7. Setback and buffer strip waived from 128, any other reductions. 3rd Special Permit is reducing the standards of off street parking and loading – no reductions are being sought. The relief is that 16 of the parking spaces be 8 ½ feet wide. And asking that a building be closer than 7 ½ feet from parking. The driveway width is wider than what is allowed.

The Board will have jurisdiction on the elevator and also that the canopy will be coated natural and not be patina.

Public Testimony

Susan Wetmore – 12 Sunset Drive – She appreciates all the changes that have been made throughout this process but she does not understand the 4 feet grading difference.

She wanted to make sure that the Board understood the concerns of the neighborhood and their current predicament. She asked the Board what the solutions would be for guests and overflow parking. Brian said it is their opinion that there is enough parking and there will be no overflow parking. The owner of the property explained they have never had a problem before with parking spaces, in fact they have extra spaces.

Plans Presented:

- Landscape Plan, dated TBD, prepared by Elliott Brundege
- Proposed Streetscapes, dated 3/10/21, prepared by Phoenix Architects
- Proposed Elevations, dated 3/10/21, prepared by Phoenix Architects
- Proposed Materials, dated 3/10/21, prepared by Phoenix Architects
- Proposed Basement & Floor Plans, 3/10/21, prepared by Phoenix Architects
- Proposed Details dated 3/10/21, prepared by Phoenix Architects
- Existing Condition Plan, Grading and Drainage Plan, Utilities Plan, Survey and Layout Plan, Photometric Plan, Construction Details Plan, dated 8/5/20, prepared by William Sparages
- Operations & Maintenance Plan, dated March 5, 2021
- Construction Schedule

- Draft Conditions

Dave Hatfield said the voting members will be - Chip, Dave, Ami, Jim, Joe

VOTE: Chip moved to grant the Special Permit and Site Plan approval, pursuant to Section 190-32 and 190-45 of the Wakefield Zoning Bylaw, allowing a 23 unit garden style apartment with one office according to the Final Site Plan and Final Architectural plans discussed tonight.

FINDINGS

- A. The use requested is listed in the Table of Use Regulations as requiring a special permit in the district for which the application is made.
- B. The requested use is essential and/or desirable to the public convenience or welfare- there is a dire need for housing including affordable housing in the Town of Wakefield and the surrounding area.
- C. The requested use will not create or add to undue traffic congestion or unduly impair pedestrian safety.
- D. The requested use will not overload any public water, drainage or sewer system or any other municipal system for such an extent that the requested use or any developed use in the immediate area or in another area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
- E. The requested use will not impair the integrity or character of the district or adjoin districts nor be detrimental to the public health, convenience or welfare.
- F. The requested use will not, by its addition to a neighborhood, because an excess of that particular use that could be detrimental to the character of said neighborhood. This use will put a vacated and blighted property to a beneficial use.

SECTION 190-45 – WAKEFIELD ZONING BYLAWS

The Board has also reviewed this section of the Bylaw, which in pertinent part states that: In reviewing a site plan, the Special Permit granting authority and other applicable agencies shall consider, among other things, the following:

1. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements.
2. Adequacy of the methods of disposal for sewage, refuse and other wastes and the methods for surface and storm water drainage.
3. Provision for off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the lot or tract.

The Board has considered all of the above-referenced criteria and is satisfied.

The Conditions are stated above.

Ami seconded Chips motion – all voting members were in favor
Chip, Ami, Jim, Joe, Dave

VOTE: Chip moved to grant a Special Permit, pursuant to Section 190-31.1 of the Wakefield Zoning Bylaw, allowing reductions and/or alterations to dimensional requirements under Section 190-32D and Table 2 of the Bylaw related to a 23 unit garden Apartment/with office as shown on the Final Site Plan and Final Architectural Plans including, but not limited to, the following:

- A. Reducing the required Front, Side and Rear setbacks to be that as shown on the Final Site Plan; AND
- B. Reducing the height requirement to allow an increased height of 37 feet ad as shown on the Final Site Plan; AND
- C. To the extent necessary, altering Table 2 (footnotes 6 & 7) of the Bylaw, that requires a rear and/or side yard setback from a residential district of 15 feet of which 10 feet shall not be paved and requiring a screening and buffer strip by completely eliminating said requirements.
- D. Any other reductions and/or alterations from the requirements of Section 190-32D and Table 2 of the Wakefield Zoning Bylaw to allow the project to be constructed as shown on the Final Site Plan and Final Architectural Plans.

Same Findings and Conditions as already presented.

Ami seconded Chips motion – all voting members were in favor
Chip, Ami, Jim, Joe, Dave

VOTE: Chip moved to grant a Special Permit, pursuant to Section 190-36C of the Wakefield Zoning Bylaw reducing the requirements of the standards for off –street parking and loading under Article VI of the bylaw as follows:

- A. Section 190-37C of the bylaw allowing 16 of the parking spaces to be 8.5 feet wide as shown on the Final Site Plan.
- B. Section 190-37D of the bylaw allowing the width of the aisles to be as shown on the Final Site Plan.
- C. Section 190-37E (1) of the Bylaw allowing the setback of off-street parking areas to be closer than 7.5 feet to the building as shown on the Final Site Plan.
- D. Section 190-37I of the Bylaw allowing the width of the driveway serving parking facilities to be as shown on the Final Site Plan.
- E. Any other necessary reductions in the requirements and/or standards for off street parking and loading under Article VII of the Bylaw related to the project as shown on the Final Site Plan and Final Architectural Plan.

FINDINGS

The Board finds that the application of the standards for off-street parking and loading under Article VI proves to be infeasible and the reductions are supported by evidence of infeasibility due to lack of suitable land, design considerations or other similar factors. The granting of such special permit will not adversely affect the health, safety, convenience, character or welfare of the neighborhood or district or of the Town.

Furthermore, the Board determined that the location of the structure will not restrict visibility in such a way as to hinder the safe entry or exit of the vehicle from any driveway to the street or restrict visibility at a corner of two streets.

The Conditions are stated above.

Ami seconded Chips motion – all voting members were in favor
Chip, Ami, Jim, Joe, Dave

Wednesday, March 10, 2021 – 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

Ami read the Legal Notice

CONTINUED 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: Attorney Brian McGrail and Robert Santonelli

Discussions:

Brian explained that they went to the TAC and received a memo yesterday from VHB. Bob is in agreement with the peer review of VHB. There was concern about taking a left hand turn coming out of the site onto Main Street but Bob has agreed to a right hand turn only for in and out traffic . There will be a median strip in front of 500 Main Street. When the median strip is in they may be able to change to a left hand turn.
For the full recommendations see VHB Memo, dated March 5, 2021 (in the file).

They have worked out the drainage problem, Bill Renault will review the foundation plan.

The Board had asked Bob to landscape the vacant lot until he decides what to do with the lot. Brian and Bob are requesting that the Board not require that the lot be landscaped because the construction vehicles will want to park there and it would be a staging area. Chip does not agree. Chip does not know why the edge cannot be landscaped. Chip said after construction there should be no reason why it could not be landscaped.

They are going to put together a sign package, it should be ready for the next meeting. Jim has reviewed and made comments and is waiting for them to come up with an updated plan.

Discussions for the Next Meeting:

Update site plan & architectural as necessary

Signage

Discuss traffic & review TAC and comment

O&M & timing of deliveries

Construction schedule

Public Testimony:

None

Plans Presented:

- Memo to Lt. Joseph Anderson from Matt Kealey of VHB, dated 3/5/21.

Chip moved to continue to 3/24 and Ami seconded the motion

Wednesday, March 10, 2021 – 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

Ami read the Legal Notice

COTINUED HEARING:

(21-40, 21-41, 21-42 - 62 & 76 FOUNDRY STREET – 62 FOUNDRY LLC

Purpose: Special Permits & Site Plan Approval to Construct a 58 Unit Mid-Rise Apartment Building with Mixed Use

Attendees: Brian McGrail, Brian Melanson (owner), Chris Mulhern (Architect)

Discussions:

Last meeting was an introductory meeting

Chris is back to discuss more of the architectural aspects and shadowing.

Chris presented the following:

Fifth floor cornice

Neighborhood Height and shadows

View form Walton Field

Continuity with adjacent developments

Restaurant logistics

Lighting was discussed along with the fixtures and how they are down lit.

The proposed restaurant would have seating up to 118.

Joe asked if the gym would be for tenants only or opened to the public because that would require more parking. Mr. Mulhern said it would be an amenity to the tenants.

Gregg still does not like the big canopy in the middle of the building.

Mulhern said it draws you to the entrance of the building

Jim likes that element and agrees with Mulhern.

Mike said it gives the building a personality.

Chip asked how the rear of the building could be made to look like fun. More people will see it from the North Avenue view than from on Foundry Street. Could it be more creative?

Mulhern pointed out the rear courtyard and they thought that was pretty fun and he does not feel like it is the back of the building.

Chip asked if the fence could have cut-outs to make it look like more fun. Mulhern agreed. Jim agrees that there is more going on with the front of the building than the back of the building.

Joe feels that the back feels like an institution.

Chip suggested seasonal planters.

Dave said the light fixture specs were not included in Friday's documents. They will send the whole presentation tonight for the file and to the Board.

They have to still go to TAC.

Tom mentioned the letter that this Board sent to Town Council a few years ago regarding traffic and wondered if it was being looked at and if any thought was put into new traffic in the area. The Envision project may come into play with all these developments. Dave will reach out to Town Council.

Discussions for the Next Hearing:

Site/Civil

Public Testimony:

Kate Crump – 42 Richardson Street – she walks this way a lot and agrees with the comments but wants to know how to prevent graffiti on the fence. Chip said they can condition that they keep it maintained.

Brain said they will have security cameras and an O&M Plan. If there are cut-outs there may be less graffiti.

Plans Presented:

- Elevations, site view building heights, shadow study, view from Walton Field & current view, Lighting, layout of restaurant – prepared by Chris Mulhern.

Chip moved to continue to 3/24 – Ami seconded the motion.

Wednesday, March 10, 2021 – 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

Ami read the Legal Notice

NEW HEARING:

(21-43, 21-44) 97-99 WATER STREET – SGD MANAGEMENT GROUP, LLC.

Purpose: Special Permits to allow a 5 unit Mid-Rise or Garden Apartment Building with a Combination of other uses

Attendees: Attorney McGrail, Saverio Fulciniti (property owner), Carlton Quinn (Site/Civil), Rob Paccione (architect)

Discussions:

Brian did an initial presentation of the site

It is currently a two family dwelling.

There is a drainage line that comes from the Middle School that goes underneath a portion of the building and goes through the Shaw's property. The other issue with this property is the sidewalk, the sidewalk is on their property.

They met with the Town Engineer to address some of the issues. They proposed to take the drainage and move it off the property onto Wakefield Ave and Water Street, they will also put in a proper sidewalk.

They want to take the building down and are proposing retail on the first floor. Parking will be under the building and it would be a 5 unit building with one affordable unit. The height of the building will be consistent with to other buildings on Water Street.

Carlton Quinn presented the site:

4,300 sq. foot lot

The sidewalks will be in the right of way

They are replacing the drainage line

Brian pointed out that this is a huge infrastructure project that will not be a cost to the Town; his client is fixing this all at his own expense.

Rob Paccione gave his presentation:

They have 8 parking spaces

There are 3 units on the 2nd floor

The 3rd floor has 2-two bedroom units

A roof plan was shown

Elevations were shown

The entrance to the garage will be from Wakefield Avenue.

The retail store will be accessed through Water Street.

Brain ran through the relief that was being requested.

Chip does not see how it is helping the neighborhood.

They are maxing out the space.

Chip feels it is way too much for this lot and he said it looks like a warehouse.

Ami agrees with Chip.

She likes the materials of the building.

She said it does not fit and she doesn't see retail being there.

Tom feels its awkward having residential there and he thinks it is good to have retail there. He is not a fan of the architecture or materials.

Jim pointed out that there is a history with retail in this neighborhood. Homes were extended out in the front to have retail space and the owners lived upstairs. The factory was across the street, so they would get a lot of business from it.

Jim also said the elevator has not been thought out and it is extremely oversized.

Dave said it is appropriate to have retail in this area but the way it is designed does not seem appropriate. He pointed out the building next to them at 4 Wakefield Avenue has just been rehabbed and their sunlight will be blocked out.

Joe feels the parking area is too tight for cars to get in and out of the garage.
There is no parking requirement for the retail space.

Dave read correspondence from Town Boards into the record.

Brian does not feel a traffic study has to be done.
Gregg feels there should be a traffic safety study.
Brian suggested that TAC should be able to look at this.
A letter from the Planning Board was read into the record – they suggest a traffic study.
Dave will reach out to TAC

They can keep gas for the retail because it is existing but the apartments cannot use gas.

Gregg does not like the architecture either.

Public Testimony:

Ed Kirby – 4 Wakefield Avenue - Kerwick LLC - he spent two years rehabbing the property. He followed all the guidelines of the Town and ZBA. If they build this they will be able to reach out and touch the neighbor if on their decks. He has an on-going concern about this project. He has spent a significant amount of money.

Don Magnarelli- 18 Briarwood Lane – he owns 103-105 Water Street – He pointed out all the relief that the developer was asking for, he feels using 90% of the area is ridiculous. He pointed out that him and Ed Kirby's property is larger and does not use as much of the lot. Ed has rehabbed his property by using what was there.
This building does not fit this neighborhood.

The Board suggested keeping the retail.
They suggested a more residential feel.
Chip said they should look at the two houses on either side of them and try to blend in with them. And it is way too big.

Jim said it is a matter of walking the street and bring in some of the neighborhood into the space.

Gregg said they need green space.

Plans Presented:

- Proposed Floor Plans and Elevations prepared by RP Architectural Studio, dated 2/9/21.
- Site & Civil Plans prepared by Allen & Major Associates, Inc., dated 2/4/21.

Chip moved to continue to 4/14/21, Ami seconded the motion – all were in favor.

Wednesday, March 10, 2021 – 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

Ami read the Legal Notice

OTHER MATTERS:

(20-4, 20-5, 20-6) 259 & 267 WATER STREET – 259 WATER STREET LLC.

Attendees: Attorney McGrail, Peter Sandorse, Steve DeFuria

Attorney McGrail explained that the drawings went to the Building Department for review and Jim compared them to what was approved and there were about 11 changes - Peter Sandorse presented them

See the "Cover Sheet" – list of revision – the changes are clouded.

Plans Presented:

- Drawings by Phoenix Architects, dated 3/4/21.

Chip moved to allow these changes minor modifications as presented tonight.
Ami seconded the motion - Voting members – Jim, Chip, Ami, Joe

Wednesday, March 10, 2021 – 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

Ami read the Legal Notice

OTHER MATTERS:

The Board approved the 2020 Annual Report for publication.

APPROVED MINUTES:

Chip made a motion to approve the minutes of February 24, 2021
Ami 2nd
All members voted in favor.

The meeting adjourned at 10:43 pm