



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, January 26, 2022 – ZOOM HEARING

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law, 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.

AMI WALL, CLERK

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

Legal Notice Read by Ami Wall, Clerk

REQUEST TO CONTINUE:

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

Request from Attorney Brian McGrail to continue the hearing until February 9, 2022, to allow for meetings with the Boards Subcommittee to complete the drafting of a decision to be presented for its consideration. Chip made a motion to continue the hearing, Ami seconded.

Regular voting members unanimously voted to approve the request - Dave, Chip, Ami, Jim, Joe

A request was made and discussed with the Board and Attorney Brian McGrail to extend the time for the Board to close the public hearing until March 11, 2022 and the Board will also have forty days after the termination of the public hearing to render a decision. Chip made a motion to extend the time to close the public hearing until March 11, 2022, Ami seconded.

Regular voting members unanimously voted to approve the request - Dave, Chip, Ami, Jim, Joe



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REQUEST TO CONTINUE:

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

Request from Attorney Brian McGrail to continue the hearing until February 9, 2022. Chip made a motion to continue the hearing, Ami seconded.

Regular voting members unanimously voted to approve the request - Dave, Chip, Ami, Jim, Joe

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CONTINUED HEARING:

**(21-50, 21-51, 21-52) 200-400 QUANNAPOWITT PARKWAY – CCF QUANNAPOWITT
PROPERTY COMPANY, LLC.**

Purpose: Applications for Special Permits for a multi-family mixed-use apartment community with 485 residential units, associated parking and a restaurant use.

Attendees: Attorney Brian McGrail, Matt D'Amico, Jay Doherty, Brian O'Conner, Ian Ramey, Stef Theall

Discussion:

Attorney McGrail explained that tonight's hearing will consist of:

- Off-site views and perspectives including elevations, renderings and modeling.
- More details on the building renderings
- Materials will be presented
- Amenity components in the project will be presented
- Landscaping and Conservation landscaping will be part of the views being presented tonight and has been updated to include 220 trees – up from the 191 trees discussed the last time.

Brian O'Conner from Cube 3 presented the following:

- Existing & proposed conditions
- Views from North then South were demonstrated
- The back side of the building facing 128
- A view from 128 looking northbound was presented
- The roof lines are different on each section of the buildings and each building jets in and out to make it look less uniform.
- Material pallets are different on each building to break them down.
- Each section of the amenities were discussed.

Ami – why no bike path? They are working with the Town Engineer to incorporate a bike lane on Quannapowitt Pkwy that will go around the building and around the lake. Rather than put them in the pedestrian pathways.

Jim – in looking at the 128 side of the building images look very industrial. There are no good shots of what it really looks like, compared to the other views of the project. It looks like an office building and looks boxy and does not show how the garage works into it. There needs to be more happening on that side of the building to have it stand out and have character.

Brian O'Connor agrees, it is flatter and something they can explore.

Joe - in front of the building (128 side) it looks like there is not enough landscaping. Brian said in the google street view it does not show all of it.

Ian Ramey spoke about the landscaping that will always be there even in the winter.

Tom – feels like the front of the building facing the lake is one lengthy building.

Dave – suggested updating the landscape plan to show where some of the other elements are going.

Chip - would like more details on package drop off, concierge service, where to pick up a sandwich like they showed at the last hearing. Chip wants more detail on how these people are going to live in this village. If you walk around the lake can someone get a cup of coffee?

They will have that info at the next hearing.

Chip – In 17 years he has never seen a 400 unit building, he is thrilled that CCF is the one handling this project. He is thrilled at what CCF is bringing to the Town outside of this project, for instance giving 1.3 million for infrastructure to help the lake. He does not disagree with Tom that it is a lot of frontage. He feels that the larger trees along the lake will help. This is a perfect spot for housing, along 128 into Boston. The commitment they have made to the Friends of the Lake to maintain the walkway around the lake is a great thing for them to do. Chip feels the shuttle is a great idea at least to try it.

Jim – he agrees with where Chip is coming from. He does not think the traffic reports on either end will pan out. To correct it in the future, after the project is built will have to be looked at. He has also been an advocate of the bad species of plans to be cleaned up around the path of the lake. He wants some conditions for future traffic as needed.

Joe – agrees with Chip and Jim, he likes that it is close to the highway, and he likes the looks of the building and the amenities. He likes that there is two ways in and out. He does not see traffic as to much of an issue.

Tom – agrees with Chip and Jim, he likes the commitment to the Town and the lake and how it will improve the lake. He is just focusing on the one issue and looking for a condition regarding traffic.

Ami – appreciates all the work they have done. She is still concerned about the amount of people being brought into the Town.

Gregg – He is also concerned about the number of people coming into our schools and town but they have had Town officials, traffic experts and peer reviews come before this Board and tell them they are comfortable with the project so he feels comfortable with the project now. A lot of people view the lake as our crown jewel, so what better way to show our crown jewel – it is a much better way to use this space.

Mike – would like more thought into the restaurant.

Dave – pointed out this hearing was opened last April and there has been a lot of planning, Town departments have spoken, the friends have spoken and so have residents and abutters. There is very little relief needed for this project.

Dave does not feel this project needs to be scaled back in any way to meet the current special permit criteria. He was concerned about traffic but as long as there is a condition in the decision he is fine with that.

Chip feels no subcommittee is needed – if they can do something about the ¼ mile of the front of the building facing the lake to break it up and fix the back of the building facing 128.

Public Testimony:

Margaret Coppe – President of the Friends of Lake Quannapowitt – spoke in favor of this project.

Plans Presented:

- Power Point presentation by Brian O’Conner, Ian Ramey of Cube 3, dated January 26th 2022

Next Hearing:

Lighting – photometric and more detail on lighting fixtures

Signage

Amenities

O&M

Update on lake side of the building

Update on the Rt. 128 side of the building

Construction Schedule

Talk to Town Engineer regarding traffic after project is built, get the correct language and dollar amount

Chip moved to continue to February 9, 2022

Jim seconded the motion

All were in favor – Dave, Jim, Chip, Ami, Joe, Tom, Greg, Mike

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CONTINUED HEARING AND NEW HEARING:

(22-10 & 22-33) 34 PAON BLVD – NICOLE MCSHANE

Purpose: Special Permit and Variance for an accessory apartment

Attendees: Attorney Brian McGrail, Christopher & Nicole McShane, John Nemerowski (brother of Nicole)

Discussions:

Eileen (the mother of Nicole) would be the resident of the property.

Brian explained - It is a straight forward special permit for an accessory apartment. They want to finish the garage for Eileen to live in.

Brian presented the plans, they have been stamped.

The apartment is 365 sq. feet.

1st floor is 1,488 s.f.

2nd floor is 1,048 s.f.

3rd floor is 610 s.f.

Lower floor is 1,048 s.f.

Totaling 4,194 s.f. Nothing is changing except for the garage.

Brian displayed the house, they live on a cul-de-sac.

Brian read the requirements of the special permit for an accessory apartment.

They also need a variance – there is a provision in the bylaw that states they have to meet the current minimum lot requirements - there is a minimum lot frontage or lot area, they do not meet that – it is a non-conforming lot.

Greg – No problem with this project, but he asked if there a difference in use of habitable area.

Dave asked Brian to send Gail the plot plan.

Town Boards had no objections

Public Testimony:

None

Plans Presented:

- Floor Plans stamped by Thomas Callery, dated 1-24-22
- Plot Plan

Chip made a motion to grant a variance to allow an accessory apartment on a lot that is legally non-conforming as discussed here tonight for 34 Paon Blvd.

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

Chip made a motion to grant the special permit to allow an accessory apartment at 34 Paon Blvd in accordance to the plans presented tonight and they meet all the requirements.

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

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NEW HEARING:

(22-34) 103 ALBION STREET – HOBBY BUNKER, INC.

Purpose: Special Permit for a bracket sign

Attendees: Robert Sardella of Sardella Signs represents Matt the owner of Hobby Bunker

Jim said back in March they were approved for the sign that is now on the building. They are here now for a bracket sign – they need a Special Permit, they went to the DRB with this plan and they approved the design.

Bob gave a presentation of the materials and size and colors of the bracket sign. The bracket is the same bracket that was used in other projects this board has approved.

Ami likes the sign

Joe asked if the lighting would be off at night – there is a new street light outside his door so he may not have to turn it on at all, but if so he will turn it off at night.

No public testimony

Chip moved to grant hobby bunker a Special Permit to install a bracket sign.

Ami seconded the motion

Voting Members - Dave, Chip, Tom, Ami, Joe – all were in favor

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BOARD/CLERK COMMENTS:

Yesterday Jim and Ami went to NRP/Harvard Mills @ 168 Albion Street to take a count of the plantings. There have been a few substitutions and they will come back to the Board – they are 95% or greater complete.

They will have to go out in the spring to check it all out.

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APPROVE MINUTES:

Chip made a motion to approve the minutes of January 12, 2022.

Ami seconded the motion all members were in favor.

The meeting adjourned at 9:17 pm