



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, February 9, 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 7:02 pm

Roll Call by David Hatfield, Chairman

In Attendance:

DAVID W. HATFIELD, CHAIRMAN

JAMES H. MCBAIN

JOSEPH PRIDE

AMI WALL, CLERK

THOMAS J. LUCEY, ALTERNATE – Present @ 8:30

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

Not Present:

CHARLES L. TARBELL, JR.

Legal Notice Read by Ami Wall, Clerk

REQUEST TO CONTINUE:

(21-38) 611 SALEM STREET – ELITE METAL FRAMING & CONSTRUCTION, INC.

Request from Attorney McGrail to continue the hearing until March 23, 2022.

Joe made the motion to continue, Jim seconded – voting members Dave, Jim, Joe, Mike, Greg – all were in favor.

Request from Attorney McGrail to extend the time for the Board to render and/or file a decision on this matter until March 31, 2022.

Joe made a motion to extend the time, Greg seconded – voting members Dave, Jim, Joe, Mike, Greg – all were in favor.



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MICHAEL L. FEELEY, ALTERNATE

Not Present:

CHARLES L. TARBELL, JR.

Legal Notice Read by Ami Wall, Clerk

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 March 9, 2022. Joe made a motion to continue the hearing, Ami seconded.

Voting members - Dave, Ami, Jim, Joe, Greg – all were in favor

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MICHAEL L. FEELEY, ALTERNATE

Not Present:

CHARLES L. TARBELL, JR.

Legal Notice Read by Ami Wall, Clerk

REQUEST TO CONTINUE:

(22-35) 6 WINSHIP DRIVE – WILLIAM G. CATON & PHYLLIS L. CATON

Request from Attorney McGrail to continue until April 13, 2022. They have spoken in detail with the Building Inspector and are in the process of resolving his enforcement order to his satisfaction and in compliance with the requirements of the Wakefield Zoning Bylaw.

Joe made a motion to continue, Ami seconded – Voting Members Dave, Jim, Ami, Joe, Mike – all were in favor.

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MICHAEL L. FEELEY, ALTERNATE

Not Present:

CHARLES L. TARBELL, JR.

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OTHER MATTERS:

(19-39) 998-1000 MAIN STREET – GREENWOOD STATION

Present – Eric Kenworthy

Mr. Kenworthy is requesting an extension to implement the Special Permit granted by this Board on November 25, 2019.

He explained that there were delays because of Covid and materials & labor are difficult to get.

He is working on his drawings and expects to get the drawings to the Building Department in 5 months.

Eric is requesting a 12 month extension from November 25th 2022 to November 25th 2023.

Greg verified that if there is a reasonable reason that the applicant cannot implement the Special Permit within 3 years then the Board has to grant the extension.

Joe made a motion to grant an extension to November 25th 2023 on the Comprehensive Permit
Jim seconded the motion

Voting Members - Joe, Jim, Greg, Mike, Dave - all in favor.

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MICHAEL L. FEELEY, ALTERNATE

Not Present:

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CONTINUED HEARING:

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

Purpose: Comprehensive Permit Pursuant to M.G.L. Chapter 40B to Build a Multifamily Dwelling with 56 Rental Units. (Number of units have been reduced to 40)

Attendees: Attorney Brian McGrail, Joe & Steve Boccelli, Peter Sandorse

Discussion:

Attorney McGrail first wanted to establish who the voting members on this petition were – Dave, Ami, Jim, Joe, Greg and Tom could all be voting members on this project and Chip has only missed this one hearing so he can read the minutes and watch this zoom hearing and sign an affidavit and also be a voting member.

Since the last meeting with this Board there has been a number of subcommittee meetings with Ami, Jim and Joe

Presented tonight:

- Final architectural plans and elevations
- Parking spaces have been marked in the garage including visitor spaces
- Once the building is built signage will be determined, this is noted in the decision.

- ADA units were called out on the plans
- Details regarding all the changes on the site plan was presented
- Updated landscaping plan to account for the transformer location. (note: architectural plans have to be updated to reflect this)
- Construction schedule
- O&M presented & discussed
- Site Civil plans have one change and needs to be updated.
- Draft decision – a few updates were discussed (Dave will work off-line with Brian to make updates as necessary). They will also give Ezra a copy to see if he has any comments.

Brian said they are looking to put this to closure and asked the Board what they need to do to make this happen. Brian would like to close this out 2/23.

It was noted that Ami, Joe and Mike will not be able to attend the 2/23 hearing.

Greg, Chip, Tom, Dave, Jim are all voting members can vote.

Public Testimony:

None

Joe moved to continue to February 23rd and Ami seconded
All in favor - Ami, Greg, Jim, Joe, Dave

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Not Present:

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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. (Now at 440 Units with a restaurant)

Attendees: Attorney Brian McGrail, Matt D'Amico, Jay Doherty, Ian Ramey, Stef Theall (from Cube 3)

Discussion:

Attorney McGrail explained that tonight's hearing is about the amenities, but first Steff Theall presented the changes to the highway side of the building that the Board said needed more character at the last hearing.

Jim feels it is not there yet – it needs more jazz or something else to.
The rest of the Board also feels the same way, they will work on this.

Ms. Theall oriented the board with the amenities

- Public restrooms
- Shuttle service
- Restaurant
- Public safety office
- Amenity store for the residents
- Grab and go coffee lounge/flex space
- Dry cleaning
- Fitness center
- Package facility
- Bike repair
- Pet wash
- Cold lockers
- Mail
- Copy Station
- Work station
- On-site meeting spaces

Greg was hoping to see a coffee shop for the public to grab a cup of coffee.

Matt said they are looking at restaurants that are open during the day not just at night.

Jim said in the future they need to show where the deliveries to the restaurant will be and also call out trash removal.

Ian Ramey - presented more specifics on landscaping

- Pool courtyard materials
- Recreation courtyard
- Lighting plan presented

Jim feels the light poles are too high and they do not look residential.

Jim also suggested evergreens along the highway because they will keep the sound from the highway down.

Mike asked if there would be a tenant allowance for the restaurant fit-out – Matt D’Amico said yes there will be an allowance.

Public Testimony:

Denis Cloherty – 1 Harvest Road – his property is connected to this property by water. He believes the Department of Environmental said that Quannapowitt Pkwy cannot be razed. Brian said they are now before the Conservation Commission and are working in conjunction with the ZBA Board. Mr. Cloherty is wondering if the elevation cannot be raised than where the water will go. Attorney McGrail pointed out again that they are in front of the Conservation Commission.

Attorney McGrail explained that they cannot make the next hearing.

Brian asked the Chair if Mr. McBain could be designated to talk to their architect from Cube 3 on the one aspect of the building on the highway side. Jim said he is fine with that.

Brian asked the Chair to participate working with Town Officials and then to work on the complexity of the draft conditions of the decision. Dave agreed.

Joe made a motion to continue to March 9, 2022, Ami seconded
All in favor – Jim, Joe, Ami, Greg, Dave

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Not Present:

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NEW HEARING:

(22-36) 259 VERNON STREET – DEREK & KRISTA POPEK

Purpose: Special Permit to raze detached garage and construct an attached garage with master bedroom/bathroom, laundry, office and kitchen extension.

Attendees: David Johnson of Studio 56 Architects, Derek and Krista Popek

Mr. Johnson preceded to explain and present the plans but Jim McBain stopped him and explained that he felt they needed different relief.

Dave agreed and explained that the relief that they should have filed for would be a Variance and a Determination and/or Finding. Dave went into detail the requirements for a Variance and explained that the setbacks are different because they are attaching the garage and also the lot is non-conforming. He also explained that they would have to refile so that the abutters could be properly notified.

The Popek's agreed to regroup and discuss what they were going to do next.

Joe made a motion to continue to March 9th, Ami seconded

All were in favor - Ami, Joe, Greg, Dave, Jim

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Not Present:

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OTHER MATTERS:

168 Albion Street – NRP GROUP – WAKEFIELD APARTMENTS

Present - Mark Shraiberg, Tom Knott, Attorney Brian McGrail

They are requesting that the Board issue the Building Inspector a memo that it is ok to give a temporary occupancy for the whole building.

They are comfortable asking for the Occupancy to be 30 days – they will be done with everything by then.

Tom Knott ran through the site plan changes to the landscaping.

All signs and the landscaping will come into play and have to be done for the final occupancy.

Mark told the Board that all tenants moving in now have to sign an agreement that says they are moving in under a temporary CO.

Greg moved that the board designate Dave Hatfield as Chair, although their conditions are not fully met, authorize him to issue a memo to the Building Inspector stating they agree to a temporary occupancy.

Jim seconded

Voting Members - Dave, Greg, Jim, Ami, Joe all in favor

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Not Present:

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APPROVE MINUTES:

Joe made a motion to approve the minutes of January 26, 2022.

Jim seconded the motion all members were in favor.

The meeting adjourned at 10:31 pm