



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, March 2, 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.
THOMAS J. LUCEY, ALTERNATE
GREGORY W. MCINTOSH, ALTERNATE
MICHAEL L. FEELEY, ALTERNATE

Not Present:

AMI WALL, CLERK

Legal Notice Read by James McBain

OTHER MATTERS:

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

Present: Attorney Brian McGrail, Bob Zeraschi (owner)

Discussion: This multi-family dwelling was approved about a year ago by this Board. Due to COVID, supply chain issues and a lack of work force, they are requesting that there is good cause to extend the implementation of the Special Permit. The Board understood this and agreed.



Chip made a motion because there is reasonable and good cause as discussed above it has resulted in a delay implementing the Special Permit at 525-527 Salem Street. The extension will expire on 3/22/23 if not implemented.

Tom seconded the motion

Voting members - Tom, Chip, Dave, Jim, Joe – all were in favor

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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, Steve Boccelli

Discussion:

Attorney McGrail said that he and his client feel this matter has come to a conclusion.
The draft decision has been updated
The plans have been updated
The O&M has been updated
There has been 16 sub-committee hearings and this project opened a year ago with the Board.

The Board had no comments at this time and agreed.

Chip moved to close the public hearing on the Crescent Commons Development, LLC Comprehensive Permit application.

Tom seconded the motion

Voting members - Dave, Jim, Chip, Joe, Tom - all in favor

Chip moved to grant Crescent Commons Development, LLC a Comprehensive Permit pursuant to M.G.L. c.40B (the "Act") and the Regulations thereunder, to allow a 40-unit multi-family apartment development at the properties located at 44, 46 & 48 Crescent Street, Wakefield, MA subject to and with the benefit of the findings, waivers and conditions delineated in the draft decision of the Board to be finalized by the Chair and filed with the Town Clerk.

Tom seconded the motion

Voting members – Dave, Jim, Chip, Joe, Tom – all in favor

NOTE: Mr. Boccelli thanked the Town and this Board, especially Jim McBain and Ami Wall for all their hard work.

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NEW HEARING:

(22-37 & 22-38) 10 CENTRAL STREET – BIRDIE TAMER

Purpose: Special Permit and Variance to add a second story addition and accessory apartment

Attendees: William Turville (architect), Bridie (owner of the property) & Christina Tamer

Christina Tamer said her mother Birdie lives in the home – it is a two bedroom house. She and her family currently live in Stoneham and would like to move back home and build an accessory apartment so her mom can live in it.

Mr. Turville presented the plans

- Site Plans – Existing and Proposed along with Table of regulations
- Elevations & floor plans
- Pictures of the neighboring homes

The Board is concerned about the bylaw stating that an accessory apartment cannot expand the current house.

This house is being rebuilt.

Dave said they would have to apply for a Finding under 190-50-A
But Chip pointed out that the Building Inspector could approve the finding if he felt that the addition was not more detrimental.
They are modifying a non-conforming structure.

Mr. Turville and the Tamer's decided to go to the Building Department and speak with the Building Inspector to see if he would approve the second story addition.
If so, then they will withdraw their applications and after the second story was built they will come back to the Board and ask for a Special Permit for an accessory apartment.
They would like to regroup and discuss the above options so they requested to continue to the next hearing.

Chip moved to continue to 3/9
Tom seconded the motion
Voting members – Dave, Chip, Jim, Joe, Tom

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OTHER MATTERS:

Erin Kokinda the Towns Community & Economic Development Director presented the Board her housing projections and percentages. As she explained to them it is an on-going, always moving projection, depending on when building permits are pulled and when the project actually starts, when occupancy is given and if the project is perpetual or not, so the numbers are always changing.

The Board had many questions for her.

The Board was very pleased with her information, Chip said it is the most information they have been given on where the Town stands with SHI housing and percentages.

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APPROVE MINUTES:

Tom made a motion to approve the minutes of February 9, 2022.
Greg seconded the motion all members were in favor.

The meeting adjourned at 8:30 pm