



## MEETING MINUTES

Wednesday, September 14, 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 7:05 pm

Roll Call by Joseph Pride

### In Attendance:

JAMES H. MCBAIN

JOSEPH PRIDE, CLERK (Acting Chair Tonight)

CHARLES L. TARBELL

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

### ABSENT

DAVID W. HATFIELD, CHAIRMAN

Legal Notice Read by James McBain

### REQUEST TO CONTINUE:

**(22-52, 22-53, 22-54, 22-55) – 356 LOWELL STREET – NOURIA ENERGY CORP.**

A request from Attorney Brian McGrail to continue the hearing until September 28, 2022.

Attorney McGrail also requested to extend the time to render and file a decision until October 31, 2022.

Chip moved to continue this matter to September 28, and accept the request to continue to October 31, 2022– Jim seconded

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



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### **ABSENT**

DAVID W. HATFIELD, CHAIRMAN

Legal Notice Read by James McBain

### **REQUEST TO CONTINUE:**

**(23-20, 23-21) – 123 PLEASANT STREET – SANDERSON RIBEIRO DO NASCIMENTO**

A request from Attorney Brian McGrail to continue the hearing until October 12, 2022.

Attorney McGrail also requested to extend the time to render and file a decision until December 31, 2022.

Chip moved to continue this matter to October 12<sup>th</sup> and accept the extension of time – Jim seconded

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

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JOSEPH PRIDE, CLERK

CHARLES L. TARBELL, JR. (CHAired THIS HEARING TONIGHT)

THOMAS J. LUCEY, ALTERNATE

GREGORY W. MCINTOSH, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

### **ABSENT**

DAVID W. HATFIELD, CHAIRMAN

Legal Notice Read by James McBain

### **CONTINUED HEARING:**

**(22-39) 596 NORTH AVENUE – o NORTH AVE WAKEFIELD, LLC**

**Purpose:** Comprehensive Permit to Allow a 38-Unit Residential Dwelling

**Attendees:** Attorney Jesse Schomer, Peter Sandorse and Steve DeFuria (Architects), Ezra Glenn, Elliott Brundage, (Landscaping), Chris Sparages (Site/Civil)

Joe Pride recused himself and stepped out of the hearing

### **Discussions:**

Attorney Schomer said there has been another sub-committee meeting and progress has been made. Jesse commended Jim and Tom for all their hard work. He also briefed the Board on changes that have been made on the Site/Civil Plans.

Attorney Schomer said they are trying to get on the TAC agenda in September.

Peter presented the change in gables on the right and left elevation to reduce the massing of the building.

Elevations now show all the plantings and sidewalk

There are two color schemes

Elevation A - Color schemes are Beige, Cobblestone, and White

Elevation B - Color schemes Navaho White, Navaho Beige and White

Other building materials were presented

Jim said the front of the elevation changed according to Greg's comments at the last hearing and he said getting rid of the gables was a good idea.

Jim also feels the roof is too dark.

Jim also likes color scheme A.

Tom feels Greg's comment was right on at the last hearing and he is glad they got rid of the side gables.

He also feels the color scheme should blend into the neighborhood.

Greg likes the change. The color scheme he likes is B, he thinks it transitions more into the neighborhood.

Elliot Brundage presented landscape changes since the last hearing.

Better access to the fire pit & grilling areas

Bike rack in the back of the building

Retaining wall with fencing

Chris Sparages presented several changes to the site/civil plans.

Crosswalks & pedestrian beacons were added

Parking is now at 56 spaces the requirement is 54

Utility plan was presented

Car charging areas were added

Bill Renault has asked them to contribute some money for improvements in water mains on North Ave and for traffic mitigation. The applicant would like to contribute but it has to have something to do with the project, they will meet with Bill at a later date to discuss this further.

They have included concrete and granite curbing on the property.

Tom suggested that all the donations that have been asked of by the Town be memorialized and a dollar amount put on them. They should be in the decision as conditions. The Board suggested Dave be in the meeting with the applicant and the Town Engineer.

Ezra suggested that Town Counsel also review.

### **Public Testimony:**

John Crisley, 19 Humphrey Street – Co-Chair of Safe Streets Group

North Ave is part of the town wide bike/pedestrian way that is being worked on, it will run directly by this project, Mr. Crisley wanted to make sure they were aware of the pathway and if they would consider putting covered bike racks at the project. Jesse said it will be a decision that

the ownership makes based on the ridership of the residents. They have not decided that detail yet.

**Plans Presented:**

- Elevations and floor plans by Phoenix Architects, dated September 14, 2022
- Updated landscape plans prepared by Elliot Brundage, dated September 9, 2022
- Proposed product selection for landscaping Items, prepared by Elliot Brundage, dated September, 2022.
- Site/Civil plans, prepared by Williams & Sparages, dated September 8, 2022.

**Next Hearing:**

Coordinate the plans with Chris Sparages and the engineering department

Updated waiver list

Move into the next phase of the hearing and conditions, Chip asked Ezra if he could work with Jesse on these items

O&M Plan

TAC

Chris Sparages said he is ready to give his finalized plan to Bill Renault tomorrow.

Chip was concerned that if ConCom does not approve where the wall is going and some other aspects of the plan. Ezra explained that the only jurisdiction ConCom has is with the State, if this Board approves the plans, they may have to come back for a change in the plan.

The Board discussed that they should firm up on the color scheme:

Chip mentioned that he prefers Color Scheme A; Tom also likes Color Scheme A and so does Mike the consensus was to go with Color Scheme A.

Tom moved to continue to October 12, 2022

Greg seconded the motion

Jim, Mike, Chip, Greg, Tom

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### **CONTINUED HEARING:**

**(23-5, 23-6, 23-7, 23-8) 198 ALBION STREET – 198 ALBION STREET REAL ESTATE LLC**

**Purpose:** Special Permits, Site Plan Approval and Variance to Allow a 10 Unit Garden Apartment Building with a Combination of Other Uses Including retail/service establishments and/or restaurant

**Attendees:** Attorney Brian McGrail, John Ogren, Peter Sandorse and Steve DeFuria, Giancarlo Tiberi (Owner)

### **Discussions:**

Steve DeFuria of Phoenix Architects presented changes in the interior of the building.

Trash room increased

Handicap bathroom is only accessible to the residents

Materials and lighting were presented

Once they have a definite idea of materials they will bring them to the building department for the Board to review.

DeFuria presented a rendering of an overhang they were thinking of using in the front of the building that would be down lit.

Greg feels they need to stay simple and not do the overhang with lighting, he feels it is more contemporary looking and does not fit with the style of the building they are proposing.

Chip feels there is a lot of lights on this building and cautions to not over light.

Joe is not a fan of the fake brick material being proposed. Steve DeFuria agrees.

Giancarlo said he wants to build the best looking building that he can.

John Ogren when over the site plan

16 parking spaces required and they are providing 17 spaces

They have called out 1 space to be a charging station space

Greg brought up the point that if they have a seating restaurant they would have to come back and ask for relief for parking.

Chip would like them to look at parking a little closer and try to squeeze one or two more spaces in the back.

John reviewed the engineering comments, most were very general.

Chip does not want the sidewalks just patched up.

Brian said they still have to go to TAC, they are waiting for Lt. Anderson to be back from his training by the end of the month.

Joe read a letter from an abutter into the record.

**Public Testimony:**

None

**Plans Presented:**

- Proposed floor plans, elevations and materials, prepared by Phoenix Architects, dated 9-14-22
- Site/Civil existing and proposed conditions, prepared by Hayes Engineering, dated 9-8-22
- Operations and Maintenance Plan, prepared by Hayes Engineering, Revision date 9-1-22
- Hayes Engineering Letter to Tim Wilson (Wakefield Engineering Dept), dated 8-31-22

Peter, Steve and John will continue to work on the plans and with DPW.

Greg moved to continue to 9/28, Tom seconded - All in favor – Greg, Tom, Jim, Chip, Joe

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### **CONTINUED HEARING:**

**(23-14, 23-15, 23-16, 23-17) 369-371 MAIN STREET – KINGMAN BLOCK, LLC**

**Purpose:** Request for a Determination and/or Finding, Special Permits and Site Plan Approval to allow a 20 unit Mid-Rise Apartment Building with a Mix or combination of other uses including restaurant, professional and business offices.

**Attendees:** Attorney Brian McGrail, Bill Thibeault (principal of the property), Rick Salvo (site/civil), Evan Stellman (architect), Scott Thornton (traffic consultant and not present tonight)

### **Discussions:**

Attorney McGrail, Bill Thibeault, Rick Salvo, Dan Martinez

Brian said at the last hearing they heard the Board's concerns:

They made adjustments to the parking components

They looked at the financial feasibility of renting out the office use. They would like more time to figure out what they will use the office space for.

They are thinking of opening up the restaurant then maybe come back once they know what they will use the other space for.

But for now they will use the space for storage for the restaurant and residents and get rid of the office space.

Chip thinks this is a great idea. As long as they satisfy the residential parking he thinks it is fine.

Greg was worried about the change of use to a restaurant.

Joe is concerned with the residential parking.

Rick Salvo discussed parking, they are two spaces short from the requirements. Brian said in the leasing agreement they can require that certain units only have one parking space. Chip would rather shrink the number of units.

Tom agrees how is this building going to relate to the buildings on Albion Street. Having housing downtown is a positive but at what scale. He is against cramming in too much in the space.

Billy Thibeault addressed the Board and said he fell in love with the bank building but it is a challenging building. There are two stories of high ceilings in the old banking space and in the back of the bank there is a 3<sup>rd</sup> story of old office space. He is open to what the Town would like.

Jim had some architectural suggestions for the bonus space and also for the apartment building.

Daniel Martinez from KDI – presented the previous design compared to their new design.

They used new materials and redesigned it to fit into the neighborhood better.

The proposal is 20 - 2 bedroom units

Chip feels that it does not step down into the neighborhood and does not meet parking requirements.

This to him does not relate to any of the other buildings.

Tom agrees with Chip to much volume and too much height.

Greg agrees the massing is too big especially compared to the homes on the street. He would like to see it look like it was there for a 100 years.

Joe likes the new design better than the first one but would like the top floor taken off.

**Next Hearing:**

- Massing
- Materials
- Stepping back
- Showing their building in relation to surrounding buildings – context plan

Brian asked the Board if Jim McBain could work with the architect. Jim agreed, he will do it.

**Public Testimony:**

None

Joe read a letter into the record from the Cultural Exchange on Albion Street.

Gail Edson (a resident) wrote a letter that Joe read into the record.

**Plans Presented:**

- Existing conditions and proposed site plan prepared by American Surveying & Mapping, Inc. and Engineering Alliance, Inc., dated 9/9/22
- Architectural Plans including floor plans, elevations and renderings, prepared by Khalsa Design, Inc., dated 9/9/22

Brian asked to extend the time to render a decision until November.

Chip made a motion to accept the time requested to November and continue this hearing on October 12<sup>th</sup>.

Tom seconded the motion

Chip, Tom, Jim, Greg, Joe – all in favor

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### **ABSENT**

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### **NEW HEARING:**

**(23-22, 23-23, 23-24) 184 WATER STREET – ONE SYLVAN, LLC**

**Purpose:** Special Permits and Site Plan Approval to allow a 7 unit Garden apartment building with a combination of other uses including retail service establishments and/or restaurant

**Attendees:** Attorney McGrail, Saverio Fulcinti (principal of the property), Carlton Quinn, Robert Paccione (architect), Steven Lee (site/civil)

The site is contaminated. Saverio is closing on the property soon. The property is in significant disrepair. The site is contaminated and needs to be remediated.

Attorney McGrail said the whole team worked on a PowerPoint presentation that incorporates everything that is going to be done on the site.

Saverio presented the PowerPoint  
The following list are the highlights:

- This property is in the Industrial Zone

- The lot size is 8,597 sq. feet
- Proposing 3 stories
- Seven - 2 bedroom 2-bathroom units
- Retail space is under 1,000 sq. feet
- Site and Landscape plan was presented
- 4 parking spaces in the back garage
- 7 parking spaces in the back of the property
- Getting rid of some of the curb cuts
- One access in the property in the front and the retail space will be accessed from Melvin
- The building is stepped back on the property
- They are proposing upgraded sidewalks in front of the building and around the side
- The highest part of the building will be 35 feet
- They hired Vanasse & Associates to do a traffic study
- In addition to meeting the parking requirement, there is a lot of unrestricted parking in the area
- 1 unit will be affordable

Jim said this was well done but the renderings do not show the telephone lines.

Greg said he likes the overall look and use of the project but is unsure of the modern design.

Jim likes the architecture

They do not need a transformer on the property

Joe is not a big fan of the design and does not think it fits in the neighborhood.

#### **Public Testimony:**

Mark Siepka – M&K SIEPKA, LLC – 1 Melvin Street

He commends the developer and likes the project, the site needs an upgrade.

He thinks a restaurant will enhance the area.

He would be open minded if they need more parking.

Larry Rosenfield – 187-191 Water Street - Banner Glass/Shelmar

He wanted to complement on a good project but was concerned about the parking. He did not want parking taken away from him.

#### **Next Meeting:**

More details on mechanicals on roof

Samples of materials

All venting should be called out

Signage for the address and business and how signage would be lit

Address Site/Civil and Landscaping

**Plans Presented:**

- PowerPoint Presentation

Chip moved to continue 9/28

Tom seconded

Joe, Chip, Jim, Tom, Greg – all in favor

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### **ABSENT**

DAVID W. HATFIELD, CHAIRMAN

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### **NEW HEARING:**

**(23-25, 23-26) 4 HOLLAND ROAD – STEPHEN E. MERCER**

**Purpose:** Request for a Variance and a Determination and/or Finding to construct an addition onto the dwelling

### **Attendees:**

Attorney Brian McGrail, Steve Mercer, Michael Mecurio (contractor)

Attorney McGrail explained that Mr. Mercer is proposing to do an addition onto his property, this is a unique shaped lot.

This property was before the Board years ago for a garage

They need a Variance – there is a hardship because there is no other place the addition can be put.

Asking the Board to consider the non-conformities and Find that it does not intensify the non-conformities and if it did it is not more detrimental.

Floor plans were shown

**Public Testimony:**

Jannine Roberge-120 Oak Street

There are water issues on Holland Road and Oak Street, how will this addition affect their basements and their homes.

Brian pointed out that it is a modest addition and away from those houses.

Ms. Roberge will follow up with Mike Mecurio

Chip made a motion to grant the Variance for a side yard setback and allow the addition to be 18.5 feet and the deck to be 11.2 feet from Holland Place

Tom seconded

Chip, Tom, Greg, Jim, Joe – all in favor

Chip moved to Find that the addition to be constructed onto the existing dwelling does not intensify the existing nonconformity and if it is it is not more detrimental to the neighborhood.

Tom seconded

Chip, Tom, Greg, Jim, Joe – all in favor

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### **OTHER MATTERS:**

**(22-14, 22-15 and 22-26) 6 NELLY STREET**

**Attendees:** Brian, Majid Pourshadi (owner)

Attorney McGrail explained that this project had been approved on November 17, 2021 by this Board. When the plans were submitted to the Building Department the Building Inspector noticed some changes.

The changes that had to be made were to accommodate the stair cases that had to be moved.

Brian presented what had been approved vs. what has changed.

The main changes are:

- Windows being moved
- Deck is being made smaller to accommodate for interior stairs
- 2<sup>nd</sup> floor windows are taken out because of the staircase
- 3<sup>rd</sup> floor bumped out and filled in
- These changes changed the roof line

New plans presented by MDJ Inc., dated 9-8-22

Chip moved to accept the changes tonight as minor modifications

Tom 2<sup>nd</sup>

Tom, Greg, Jim, Chip, Joe – all were in favor

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DAVID W. HATFIELD, CHAIRMAN

Legal Notice Read by James McBain

### **OTHER MATTERS:**

#### **414 Main Street – AT&T**

David Barbagallo is the representative for AT&T

Mr. Barbagallo explained that this is a basic antenna upgrade

- AT&T is proposing to:
- Add nine (9) antennas
- Remove eight (8) existing antennas and ancillary transmission equipment

Chip made a motion to grant the upgrade as presented tonight according to the plans presented prepared by Infinigy Engineering, PLLC, dated July 8, 2022 at the location of 414 Main Street.

Tom seconded

Chip, Tom, Jim, Greg, Joe – all in favor

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### **ABSENT**

DAVID W. HATFIELD, CHAIRMAN

Legal Notice Read by James McBain

### **APPROVED MINUTES:**

Chip made a motion to approve the August 17, 2022 minutes as written.

Greg seconded

Chip, Tom, Joe, Jim, Greg, Mike – All in favor

The meeting adjourned at 11:33 p.m.