



## MEETING MINUTES

Wednesday, June 28, 2023 – 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

### In Attendance:

DAVID W. HATFIELD, CHAIRMAN  
THOMAS J. LUCEY  
JAMES H. MCBAIN  
JOSEPH PRIDE, CLERK  
CHARLES L. TARBELL  
GREGORY W. MCINTOSH, ALTERNATE  
MICHAEL L. FEELEY, ALTERNATE  
KASUMI HUMPHRIES, ALTERNATE

Joseph Pride Read the Legal Notice

### REQUEST TO CONTINUE:

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

A request from Attorney McGrail to continue this matter until the meeting on July 12, 2023 in that they are still in the process of working on the town easement issue and draft conditions. Another on site meeting with William Renault, the Town Engineer was held last week.

Tom moved to continue to July 12, 2023, Joe seconded the motion.  
Voting members all in favor – Dave, Jim, Greg, Tom, Joe



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### **REQUEST TO CONTINUE:**

**(23-39, 23-40, 23-41, 23-42) 10 BROADWAY – NEW CREEK LLC**

A request from Attorney McGrail to continue this matter until the meeting on July 12, 2023 in that they are still in the process of working with Board member James McBain to review revised plans and cross-sections with the project architect.

A memo from the Wakefield Traffic Advisory Committee is anticipated soon.

Tom moved to continue to July 12, 2023, Joe seconded the motion.

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

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### **REQUEST TO CONTINUE:**

**(23-43, 23-44, 23-45, 23-46, 23-47, 23-48, 23-49, 23-50) 314, 330, 336 SALEM STREET – GRANITZ FAMILY TRUST, LLC**

A request from Attorney Brian McGrail to continue this matter until July 12, 2023, the petitioner is in the process of reviewing drainage with the Town Engineer.

Tom made a motion to continue to July 12, 2023, Joe seconded.

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### **REQUEST FOR CONTINUANCE:**

**(23-66, 23-67, 23-68) MEERA LLC & SKYGROUP INVESTMENTS, LLC – 1 AUDUBON ROAD**

A request from Attorney McGrail to continue this matter until July 12, 2023 in that they are still in the process of compiling additional sign information and finalizing matters with the Conservation Commission.

Tom made a motion to continue to July 12, 2023, Joe seconded.

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### **REQUEST FOR CONTINUANCE:**

**(23-70, 23-71, 23-72) 460-466 & 472 MAIN STREET – A&E REALTY TRUST**

A request from Attorney McGrail to continue this matter until July 12, 2023 in that they had a meeting and site visit last week with William Renault, the Town Engineer, regarding coordination with Envision Wakefield.

Also met with the Wakefield Traffic Advisory Committee last Friday.

Tom made a motion to continue to July 12, 2023, Joe seconded.

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### **REQUEST FOR CONTINUANCE:**

**(23-77, 23-78, 23-79) 3 MELVIN STREET – NORTH EAST WAREHOUSE BOSTON, LLC**

A request from Attorney McGrail to continue this matter until August 16, 2023 in that we are still in the process of working on items requested by the Board and our Architect is overseas for an extended period.

A request to extend the time for the Board to render and/or file any decisions until September 30, 2023.

Tom made a motion to continue until August 16, 2023 and extend the time until September 30, 2023. Joe seconded

Voting members – Dave, Chip, Jim, Joe, Tom

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### **CONTINUED HEARING:**

**(23-51) 377 MAIN STREET – DANA RODRIGUES**

**Purpose:** Special Permit for a wall sign

**Attendees:** Attorney Brian McGrail, Dana Rodrigues

### **Discussion:**

Mr. Rodrigues owns the building and has been to this Board at one hearing already, this Board was not satisfied with the sign, and more detail was requested.

Brian shared the sign that was presented at the last hearing, it was plain and had no dimension to it.

What is being proposed now is a smaller sign, it is black in color with gold letters. The sign is carved and gilded with 24 kt. gold leaf.

Jim McBain said it is much better, but the flourishes on the ends are way too far apart from the lettering.

He feels the sign should be shrunk a little.

Chip agrees with Jim, he feels there is too much black between the letters and the flourishes. He feels the sign is a little too long for the side of the building.

Dave has no problem with this sign, they asked him to go back and make it better and he did he also made it smaller by 3 feet.

Jim suggested stretching out the letters and Mr. Rodrigues agreed.

Greg then reminded the Board that Mr. Rodrigues isn't too sure of what he wants and should come back with a sure and concrete version.

The Board agreed to let Jim work with Mr. Rodrigues and come back July 12<sup>th</sup> and it should be done quickly.

No public testimony

**Plans Presented:**

- Proposed gold leaf carved sign, 32 feet x 22 inches, dated 6-22-23

Chip moved to continue to July 12 and that Jim McBain can work off-line so that something can be presented at the July hearing.

Joe seconded.

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



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### **NEW HEARING:**

**(23-91) 620 & 632 MAIN STREET – S&C REALTY INVESTMENTS CO., INC.**

**Purpose:** Modification of Signage from Prior Zoning

**Attendees:** Attorney Michael McCarthy, Sean Donovan (sign contractor-ViewPoint Signs)

### **Discussion:**

Attorney McCarthy explained they are requesting rebranding of the signs from Dunkin Donuts to simply Dunkin.

The proposal is to modify the existing signs

They would like to add an additional sign "Wakefield Runs on Dunkin", this added sign will be between the two drive through windows.

There are currently two wall signs.

There would be a reduction in signage when all is said and done.

Mr. Donovan presented the signage plans.

The free standing sign is just being refaced and a little awning is being added for down lighting.

Jim pointed out that the sign above the side entrance is higher than what is allowed. The parapet has been raised.

Kasumi asked if the light is lit 24 hrs. a day and would it go into the apartments across the way. Jim said they have a time frame in previous decisions as a condition as to when the signs can be lit.

The sign in the front is also too high and needs to be brought down.

The freestanding sign is exceeding the sq. footage if they change the color of the canopy.

Directional signs were presented.

Mike requested that a condition be put in the decision that the two signs not be greater than 36" above the roof line.

The Board needs the corrected square footage on all the signs.

### **Public Testimony**

None

### **Plans Presented:**

- Sign plans prepared by ViewPoint Sign and Awning, dated 3/31/23

Chip moved to continue to 7/12 and Joe seconded

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### **OTHER MATTERS:**

#### **361 SALEM STREET – RYAN BARRY – Pre-application hearing**

**Attendees:** Attorney McGrail, Ryan Barry, John Ogren

Attorney McGrail presented a site plan of the existing conditions and explained where the site is.

Currently there is a single family dwelling that is not in good shape on the property. Mr. Barry would like to raze and reconstruct a two-family dwelling.

The lot is split into two districts - the business district and the rest is in single residential district. According to our bylaw the business district can be extended 30 feet. Two-family homes are allowed in the business district.

The reason they are here tonight is because of wanting to keep green space, they want to reduce parking which would require special permits and a site plan review. They would like to know what the Board would like on the site plan and they would also like to not be held to an architectural plan.

Jim asked if the building could be pushed back a little. John Ogren said he feels it can only be pushed back a few feet.

Chip would like to see more current landscape conditions. And what can be proposed.

Mike Feely asked why it is not more parallel to the street. John Ogren said they would have to shorten the dwelling and it would not give them the square footage they need.

Joe would like to see what kind of screening they could do on the left side of the building.

The Board would like to see some sort of architectural plan. Ryan said he will have a rendering.

They will file formally with the Board and be back at a later date.

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### **OTHER MATTERS:**

**200-400 QUANNAPOWITT PARKWAY – CCF QUANNAPOWITT PROPERTY COMPANY**

**Attendees:** Attorney Brian McGrail

Because of the scope of this project and the complication of site preparation, they are asking the Board to find reasonable and a good cause to extend the time to commence construction to 8/12/2024. The commencement was supposed to start 8/12/23 according to our by-law.

They are staging now and working out utility disconnections with the Town and also working out their financial commitments.

They are abating the building now to prepare it for demolition.

Tom questioned why they would need a whole year to start. It was explained that they do not know what they will run into when they start taking the building down. Tom said they all want to see the project get going and suggested that maybe the extension should be for 6 months not a year. Brian said they will come back in 6 months and update the Board but respectfully request a year extension. In the extension they can have a stipulation that they come back in 6 months and update the Board.

Dave is ok to accept the extension to be 1 year and have them come back for a status update in 6 months.

Greg wondered if their construction schedule needs to be modified and should they ask for a modification.

Chip moved to extend the Special Permit for inception of construction to commence 8/12/24 with the caveat that they come back in 6 months to update the Board. The Board recognizes the good cause for construction to not have been commenced.

Joe seconded the motion

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

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### **CLERK/BOARD COMMENTS:**

Chip asked the Board if they were inclined to vote on their yearly reorganization at tonight's hearing because some of the Board members may be on vacation at the next regularly scheduled hearing on July 12, which is when the Board usually reorganizes.

Board members agreed:

A motion was made by James McBain to nominate Thomas Lucey as Chairman of the Board of Appeals; Thomas accepted the nomination and Joseph Pride seconded the nomination and appointment.

All regular voting members voted unanimously in favor – David Hatfield, Joseph Pride, James McBain, and Charles Tarbell, Jr.

A motion was made by James McBain to nominate and reappoint Joseph Pride as Clerk of the Board of Appeals; Joseph accepted the nomination and Chip Tarbell seconded the nomination and reappointment.

All regular voting members voted unanimously in favor – David Hatfield, Thomas Lucey, James McBain and Charles Tarbell, Jr.

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### **APPROVE MINUTES:**

Chip made a motion to approve the minutes of June 14, 2023 as written.

Joe seconded

Chip, Joe, Jim, Greg, Dave, Greg, Mike, Kasumi – All in favor

The meeting adjourned at 8:45 p.m.