



TOWN OF WAKEFIELD

BOARD OF APPEALS

MEETING MINUTES

Wednesday, February 28, 2024 – 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 Thomas Lucey

In Attendance:

THOMAS J. LUCEY, CHAIRMAN

JOSEPH PRIDE, CLERK

DAVID W. HATFIELD

CHARLES L. TARBELL

KASUMI HUMPHRIES, ALTERNATE

MICHAEL L. FEELEY, ALTERNATE

Not Present:

GREGORY W. MCINTOSH, ALTERNATE

Joseph Pride Read the Legal Notice

REQUEST TO CONTINUE:

(24-32, 24-33) 93 SPRING STREET – SAMUEL MATTISON AND SARAH MATTISON

A request from Attorney Brian McGrail to continue this hearing until March 13, 2024. His client is in the process of making a revision to the plans.

Dave made a motion to continue this matter until March 13, 2024 and Joe seconded the motion. Voting members all in favor – Dave, Joe, Chip, Mike and Tom



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REQUEST TO CONTINUE:

(24-34) 4 QUAIL RUN ROAD – GARY RASO

A request from Attorney McGrail-

The petitioner has retained this office after filing the application by himself. After being retained it was determined that the project requires two additional applications, which have been filed and are scheduled to be heard at the March 27, 2024 meeting.

Attorney McGrail respectively requested to hear all the applications at the same time at the March 27, 2024 hearing.

Dave made a motion to continue this matter until March 27, 2024 and Joe seconded the motion. Voting members all in favor – Dave, Joe, Chip, Mike and Tom

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REQUEST TO CONTINUE:

(24-10) 0, 119, 1127, 135 NAHANT STREET – THE RESIDENCES AT NAHANT, LLC.

Attorney Panos requested to continue to 3/13/24. (See letter in file) dated 2/28/24.

Attorney Panos explained in his letter that they are continuing to work on a redesign concept to address height and massing concerns.

Attorney Panos also extended the time to close its hearing until June 26, 2024.

There was a discussion:

Tom expressed his disappointment that they have not finished their traffic study, they were told at the February 14th hearing that they would have the traffic study by this meeting. He is pleased however that they have extended the 180 days.

Chip feels the same way, he is frustrated that they do not have any new information ready.

Dave made a motion to continue to March 13, 2024 and accept the applicants request to extend the time to close the hearing to June 26, 2024.

Joe seconded the motion

Voting members in favor – Dave, Joe, Chip, Mike and Tom

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REQUEST TO CONTINUE:

(24-20) 32-32A, 36 NAHANT STREET – 32 NAHANT STREET, LLC

A request from Attorney Paul Haverty to continue the hearing to March 27, 2024 and extend the time to close the public hearing until August 28, 2024.

His client has reached out to meet with the Wakefield Traffic Advisory Committee and completed their traffic study.

Dave made a motion to continue the hearing until March 27, 2024 and extend the time to close the hearing until August 28, 2024. Joe seconded the motion.

Voting members in favor – Dave, Joe, Chip, Mike and Tom

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OTHER MATTERS – REVIEW 2023 ANNUAL REPORT

There was a brief discussion and a couple of questions regarding the Draft Annual Report; then Dave made a motion to approve the 2023 Annual Report as written.

Joe seconded the motion all in attendance voted in favor.

Dave, Chip, Joe, Mike, Kasumi and Tom

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APPROVE MINUTES:

Dave made a motion to approve the minutes of February 14, 2024 as written.

All members were in favor – Tom, Dave, Chip, Joe, Mike, and Kasumi

The meeting adjourned at 7:27 p.m.