



MEETING MINUTES

Wednesday, February 8, 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 7:02 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

Joe 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 until February 22, 2023. The petitioner is still in the process of working on revisions to the plans requested by the Board.

Chip moved to continue as requested and Joe seconded.

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

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REQUEST TO CONTINUE:

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

A request from Attorney Brian McGrail to continue this matter until February 22, 2023, they are in the process of revising plans.

Chip moved to accept the request to continue and Joe seconded.

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

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REQUEST TO CONTINUE:

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

A request from Attorney McGrail to continue the hearing until February 22, 2023, they are still in the process of revising plans.

Chip moved to approve the request to continue and Joe seconded.

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

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CONTINUED HEARING:

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

Purpose: Comprehensive Permit to Allow a 38-Unit Residential Dwelling (Reduced to 36 Units)

Attendees: Attorney Jesse Schomer, Peter Sandorse (Architect), Ezra Glenn, Chris Sparages, Elliot Brundage, Dana Lopez, Ezra Glenn

Joe Pride recused himself and stepped out of the hearing

Discussions:

Attorney Schomer said they had a meeting with Town Counsel, Dave Hatfield, Ezra Glenn, and Greg McIntosh to draft the decision. Feedback was also given from other Town Departments – William Renault, Rebecca Davis

Dave said at this point he feels everything has been vetted. But if anyone has questions feel free to ask them.

Chip asked Ezra and Greg to voice where they are at with this and if they are comfortable with everything then he is fine.

Greg feels all the conditions and waivers have been buttoned up and feels comfortable going forward.

Ezra asked the Board if they were comfortable with all the plans.

Dave said yes, they are comfortable and Jim said he has gone over all the documents and they are all listed and he is satisfied.

Jesse said his goal is to be proactive with this project and will come back to this Board with any changes.

Tom said he feels it is not the best outcome for the Town and feels that the project is too big for the site. But it is not this Board's fault, Town Meeting voted down 3 two-family homes and this is what we got.

Public Testimony:

None

Dave reviewed who the voting members would be
Dave, Tom, Chip, Jim, Greg

Greg moved to close the public hearing
Tom seconded
All were in favor - Dave, Tom, Chip, Jim, Greg

Greg moved that they grant the comprehensive permit pursuant to Mass G/L Chapter 40B to allow a 36 unit multi-family dwelling in a single building known as 572-596 North Ave, a/k/a o North Ave. Based on the preliminary civil engineering plans prepared by Williams & Sparages, revised December 14, 2022; the architectural plans prepared by Phoenix Architects, dated September 28, 2022; landscape architecture plans prepared by EBLD and dated December 9, 2022.

The Comprehensive permit shall include all the waivers as listed and the conditions in the decision as reviewed, discussed and filed with the Board.

Tom seconded the motion

Voting Members all in favor - Greg, Tom, Chip, Jim, Dave

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NEW HEARING:

(23-54, 23-55) TOWN OF WAKEFIELD – DPW – 8 SIDNEY STREET

Purpose: Replace Water Storage Tank

Attendees: William Renault and Ryan Allgrove

Discussion:

Bill Renault explained:

- Upland Rd and Sidney Street – the existing tank is circa 1927 and has reached its useful life.
- They have to raze and reconstruct a new water tank.
- The height on the new tank is a little higher – 51 ft. (old tank is 49 feet).
- The width of the tank will be 47.5 (old tank is 47 feet in diameter)
- The new tank will be made of fiberglass.
- The tank will be built on the same footprint.
- The new tank will hold 680,000 gallons (old tank holds 640,000)
- They will also replace the control shed and add an additional driveway.
- A powder coated chain link fence will surround the site.
- Additional trees will add screening at the site and also on Sydney Street.

- Final landscaping and roadway will be done in the spring of 2024.
- During the replacement everyone in town will still have water.

They had a neighborhood meeting and the abutters wanted the color to be sky blue so that is the color they will use.

There was some discussion regarding making sure the landscaping got done as presented; Mr. Allgrove said they would not submit the final payment to the contractor until it gets done and the Board was satisfied with that.

Public Testimony:

None

Plans Presented:

- Bill Renaults Power Point Presentation
- Drawings including site plan, prepared by Environmental Partners; Ryan Allgrove, dated November, 2022
- Landscape Sketch prepared by Radner Design, dated October 31, 2022
- Renderings
- Stormwater Report, prepared by Ryan Allgrove, dated December 9, 2022

Chip made a motion to grant the Variance as presented this evening according to the plans presented and allow the height and width of the new water tower.

Joe seconded

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

Chip moved to grant the Special Permit for the use as presented tonight.

Joe seconded

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

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NEW HEARING:

(23-56) 41 WEST PARK DRIVE – KELLY A. MARSDEN & ALYSSA BAK

Purpose: Add an accessory apartment to a single-family dwelling

Attendees: Attorney Brian McGrail, Kelly Marsden, Alyssa Bak

Discussion:

Brian explained and presented the requirements of the bylaw and said that they meet the all requirements.

Brian presented the subdivision plan, which he will send for the record.

Kelly will live in the lower level and her daughter and husband will live in the upper level.

There will be a covenant filed and recorded.

And every year thereafter a letter will be filed with the building department stating the same people are living in the accessory apartment.

Floor plans were presented

Calculations were presented, the accessory apartment is over the 25% that is allowed it is at 39% because of the layout and style of the home.

Public Testimony:

None

Plans Presented:

- Subdivision Plan
- Floor Plans, Elevations, Photo's prepared by Home Reimagined, LLC, dated 11/1/2022

Chip moved to grant the Special Permit for use as an accessory apartment per the plans from Home Reimagined LLC, dated 11/1/22 and allow the square footage of the apartment to be greater at 39% and waive the bond in lieu of a letter every year to the Building Department.

Joe seconded

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

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OTHER MATTERS:

Erin Kokinda presented a power point presentation on Transportation Demand Management (TDM), it is a way to reduce trip generation and traffic mitigation and look at alternative ways of transportation, this will help with conserving energy and reducing emissions, reduce wear and tear on roads and bridges and improve community health and fitness levels.

Erin pointed out that this Board has already been implementing some of these things by requiring the developer of 200-400 Quannapowitt Pkwy to provide a shuttle service. The Town has also been working on bike/pedestrian plans to encourage more biking and walking. Cambridge and Watertown have already implemented TDM practices.

Erin said that future TDM requirements could include: improving walking conditions with better sidewalks and streetscape improvements, provide more bicycle parking, bike-share programs and shuttle services.

William Renault requested language be included in decisions for larger residential & mixed use developments that come before the ZBA. The Town would somehow have to monitor/enforce the programs so they remain in place.

Chip loves this thought and is happy they have started it with the Quannapowitt project and he also said that it would only work if more developers participated. He feels that more projects coming forward should look at this, they have to look at the total package and cost.

Mikey Feeley asked what the threshold of units that they would require to do some of these things. Erin replied that they are still working on it but may have different tiers and it does not necessarily have to have a shuttle it may be to add bike racks or fix a sidewalk.

Tom Lucey has a lot of experience with this because he works in Cambridge. If they are going to put these demands on these developments it can work against us. The Town would have to involve a lot more staff to monitor these projects. If these demands are on developments then the developers will put more demands on the Town. Location, size of the development has to be flexible.

Jim suggested that smaller developments work together to implement the TDM practices.

Dave asked if this would be a bylaw change and go through the Planning Board and eventually to Town Meeting, which could take over a year. But in the meantime when new projects come into Town it can be vetted into the project. Bill said as these projects come to the TAC they will be looked at.

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APPROVED MINUTES:

Chip made a motion to approve the January 25, 2023 minutes.

Joe seconded

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

The meeting adjourned at 8:33 p.m.