



MEETING MINUTES

Wednesday, February 22, 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

Note Present:

MICHAEL L. FEELEY, ALTERNATE

No New Hearings – No 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 March 8, 2023. The petitioner is still in the process of working on revisions to the plans requested by the Board. A request to extend the time for the Board to render and file any decisions through April 30, 2023 was also made by Attorney McGrail.

Chip moved to continue as requested and also to extend the time to April 30, 2023, Joe seconded.

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



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Not Present:

MICHAEL L. FEELEY, ALTERNATE

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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 March 8, 2023, they are in the process of revising plans. A request to extend the time for the Board to render and file any decisions until April 30, 2023 was also requested by Attorney McGrail.

Chip moved to accept the request to continue and extend the time to April 30, 2023, Joe seconded.

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

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Not Present:

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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 March 8, 2023, they are still in the process of revising plans and providing additional information to the Wakefield Traffic Advisory Committee.

Also, Attorney McGrail requested that the Board appoint Board member James McBain to review revised plans with the project architect.

A request to extend the time for the Board to render and file any decisions through April 30, 2023 was also made by Attorney McGrail.

Chip moved to approve the request to continue and extend the time to April 30, 2023, Joe seconded.

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

Chip moved to appoint Jim to work with the project architect, Joe seconded.

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

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Not Present:

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CONTINUED HEARING:

(23-51) 377 MAIN STREET – DANA RODRIGUES

A request from Attorney Brian McGrail to continue this matter until March 8, 2023, they are in the process of reviewing options.

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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OTHER MATTERS:

200-400 QUANNAPOWITT PKWY – REQUEST MODIFICATIONS

Attendees: Attorney McGrail, Matt D'Amico, Nick Dellacava, Allison Desbonet Steph, Chris Poles

CCF is getting ready to put together the building permit plans to get their building permit. They feel the changes that will be presented here tonight are minor modifications.

Matt D'Amico explained:

1. The building is now being abated – two month process
 2. Demo will continue throughout the summer
 3. The building department has a 3rd party reviewer already looking at the plans.
 4. They plan on coming back to present their construction management plan in the next couple of meetings.
 5. There will be 3 separate building permits and one set of plans.
 6. They would like to change the wording of Condition #4 in the decision to change from "Prior to applying for a building permit", to "Prior to getting any temporary or occupancy permit"
- Chip feels it makes a lot of sense to do this. The Board is fine with this request.

Chris Dellacava gave a power point presentation of all Civil changes to the plans.

Building 3 –

- Adjustment to walkway
- Green space added
- Retaining wall removed
- 4 parallel spaces relocated
- Sidewalk removed
- 8 EV charging stations have been added
- Transclosures have to be added to the transformers
- Gas generator added

Chip asked what all these transclosures are for, he also asked what all the bollards and generator are going to look like on the plan. There are no specs, he said they have no dimensions on these. Chip asked if a transclosure could be buried – it cannot. Chip suggested putting the bollards at the minimum clearance that they can be – they seem very far away from the transformers. Chip asked what the landscaping would now look like. Allison said they will do shrubs

Building Setbacks –

Building 2 – Front Setback - from 52.3 to 47.5

Building 3 – Side Setback from 60.3 to 60.9

Building 3 – rear setback from 55.6 to 52.7

They never needed setback relief and still do not need it – they still meet the setbacks.

Zoning & Parking Tables -

- Front Setback decreased to 4.8'
- Side Setback increased 0.6'
- Rear setback decreased 2.9'
- Parking – surface count is unchanged and there is now an additional 10 spaces in the garage.
- Total parking spaces are now 712 spaces and 702 is required

Allison Desbonnet – presented the landscape modifications

Building 3 - Passive Courtyard –

- Reconfigured the bioretention areas, increased from 2,000 SF to 2,700 SF
- Modified hardscape layout

- Added seating
- Added charging power
- Added fence & gate
- Added lighting

Building 3 Pool Courtyard –

- Re-oriented the pool
- Added grills
- Added lighting
- Added a fire feature
- Added charging Power
- Added a fence & gate

Building 3 - Active Lawn Courtyard –

- Increased bioretention area size – was 2,200 SF now 3,900 SF
- Added lighting & seating
- Added grills
- Added charging power
- Added fence & gate

Building 1 – Restaurant Patio Layout –

- Modified path layout
- Removed retaining walls
- Modified patio layout

Village Green Layout –

- Addition of programming
- Added grills
- Added bike racks
- Added trash receptacles
- Movable planters
- Charging power for the public
- Added trash receptacles

Chris Pole – presented architectural changes

Chris said the approved building material palette has not changed

There was discussion on the changes not being on the new plans that have been dated February but not called out except on this presentation.

Chip said these changes are drastic, the cornices have changed and in his opinion these are major changes, the rooflines have also changed, window sizes have changed. They need to

know what they are getting. He does not feel like they know what they are getting after this presentation.

The Board needs some more time to study the proposed changes discussed here tonight. They also need a plan representing all the changes.

Jim does not like the landscaping layout of Building 3, they can get more creative. Nick Dellacara explained that they had to move the board walk that was proposed. Nick said from a drainage standpoint they needed to treat a runoff from the roof in the bioretention area and the Boardwalk ran over it. Chip and Jim were concerned that the sitting area was now too close to the residential balconies and would disturb residents who live there.

There was much discussion about the garage changes and materials being used.

The Board is struggling trying to decide if all these changes are minor or not. CCF is not used to this process and how this Board is a hands on Board. Attorney McGrail pointed out that the height and massing is still the same.

Tom – he has not seen this many changes to a project as was shown tonight, he thinks it is a lot. But, the massing and the buildings have not changed locations. He does like the change to the balcony. Tom wishes he was given these changes/plans before this meeting tonight. Tom said he would like to know what changes were made for financial reasons vs. for structural reasons.

Need specs and details on:

Cornices

Window sizes and are they different windows – what are the differentials

Roofline

Door details

Railings on balconies

Transclosures

It is very important to show the changes on the updated plans.

Dave said they would like the presentation from tonight and any other changes sent to them ahead of the next meeting.

Chip moved to continue this discussion as to whether this is a minor modification or not to March 8th, Joe seconded

All in favor – Dave, Chip, Jim, Tom, Joe

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Not Present:

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OTHER MATTERS:

14 AUDUBON ROAD – DISH WIRELESS, LLC

Ersilia Davis from Crown Castle presented the plans.

Dish wireless is proposing to add to the monopole 3 new antennas, 6 remote radio units, 1 OVP box, and associated cables to the existing tower.

The Board asked Ms. Davis a few questions then Chip made a motion in favor of Crown Castle and Dish Wireless to install the equipment as presented tonight and according to the plans prepared by KMB Design Group, dated 12/16/2022. This satisfied the standards for an "eligible facilities request" in accordance of section 6409 of the Middle Class Tax Relief and Job Act of 2012.

Joe seconded

All in favor – Dave, Chip, Jim, Tom, Joe

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APPROVED MINUTES:

Chip made a motion to approve the February 8, 2023 minutes.

Joe seconded

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

The meeting adjourned at 9:50 p.m.