



MEETING MINUTES

Wednesday, March 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 7:01 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

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 March 22, 2023 in that they are now in the process of trying to accommodate the Town of Wakefield's request to provide access over the subject property to the rear of town owned property known and numbered as 11 Albion Street.

Chip moved to continue as requested, 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 the meeting on March 22, 2023 in that they are in the process of working with Board member James McBain to review revised plans with the project architect.

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

Voting members all in favor – Dave, Jim, Chip, Joe, 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 March 22, 2023 in that they are in the process of working with Board member James McBain to review revised plans with the project architect.

Chip moved to accept the request to continue, 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 – Dave, Jim, Chip, Joe, Tom

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CONTINUED HEARING:

(23-51) 377 MAIN STREET – DANA RODRIGUES

A request from Attorney Brian McGrail to continue this matter until the meeting on April 12, 2023 in that they are still in the process of reviewing options.

Chip moved to accept the request to continue and Joe seconded
Voting members all in favor – Dave, Jim, Chip, Joe, Tom

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NEW HEARINGS:

(23-57) KIDCASSO AND (23-58) PLAYCASSO – 103-109 ALBION STREET

Chip Tarbell recused himself

Bob Sardella from Sardella Signs represented the petitioner

Both signs are two sided bracket signs, the brackets are wrought iron.

His client will come back to the DRB if she decides on lighting the signs.

Jim said the DRB recommends that these signs be accepted by the Board.

Joe asked if the wall signs were already approved – yes they were.

Joe asked if they would move around in the wind – Bob said there is a lot of weight to the signs and it would be minimally swung in the wind.

No public testimony

Tom moved to grant a Special Permit to allow the installation of a two sided bracket sign consistent with the drawings by Sardella Signs, dated January 25, 2023; for Playcasso at 103-109 Albion Street, a/k/a 101 Albion Street, with the condition from the Engineering Department that they file a right-of-way permit prior to commencing the work.

Joe seconded the motion

Voting members in favor - Dave, Joe, Tom, Greg, Mike

Tom moved to grant a Special Permit to allow the installation of a two sided bracket sign consistent with the drawings by Sardella Signs, dated January 25, 2023; for Kidcasso at 103-109 Albion Street, a/k/a 101 Albion Street, with the condition from the Engineering Department that they file a right-of-way permit prior to commencing the work.

Joe seconded the motion

Voting members in favor - Dave, Joe, Tom, Greg, Mike

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NEW HEARING:

(23-59) 20 ALBION STREET – GOAL POST SPORTS:

Bob Sardella of Sardella Signs presented – 9 square foot sign made out of PVC and has a digitally printed graphics with a scroll bracket.

No lighting on the sign.

Jim said the DRB recommends this sign and is fine with what is being presented.

Engineering had two conditions – the sign must be 80" vertically clear of the sidewalk to comply with ADA standards, and they must get a right-of-way permit prior to commencing the sign replacement.

Jim pointed out that the sign is 8 ft. high.

Bob will send Gail a copy of the plan showing the height, for the file.

Tom made a motion to grant a Special Permit to allow a two sided bracket sign at 20 Albion Street, consistent with the plans by Sardella Signs dated 11/8/22 and be 8 feet high and they must get a right of way permit from the engineering department.

Joe seconded

Voting members all in favor - Dave, Tom, Greg, Mike, Joe

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OTHER MATTERS:

(21-43, 21-44) 97-99 WATER STREET – SGD MANAGEMENT- Request for an Extension

Attorney Brian McGrail requested to extend the Special Permits due to Covid and supply chain issues, they are requesting to extend to July 1, 2024.

Chip moved to extend the time until July 1, 2024

Joe seconded

Regular voting members all in favor - Dave, Jim, Chip, Joe, Tom

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OTHER MATTERS:

(21-22, 21-23, 21-24) 525-527 SALEM STREET – 168 LEXINGTON ST, LLC – Request for an Extension

Attorney Brian McGrail requested to extend the time to exercise the Special Permit.

There has already been one extension granted by the Board to March 22, 2023.

Chip suggested going 6 months but not longer than October 1, 2023.

Chip made a motion allow the Special Permits be extended to 10/1/23

Joe seconded

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

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OTHER MATTERS:

200-400 QUANNAPOWITT PKWY – CCF - Request for modifications

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

Brian explained how they have updated the plans according to discussions at the last hearing.

Nick Dellacava presented the site/civil plans

Seven parking spaces are being removed along the parkway to make room for more green space, there will be a total of 10 parking spaces added in the parking garage.

Nick explained that everything on the plan in red was already approved, the areas marked in the blue boxes are the proposed changes.

Four electric charging stations were added.

Some of the islands have been relocated, added or expanded.

Some retaining walls were removed.

Chip asked what materials the wall was made of – Nick said an interlock system

Greg asked why the boardwalk bump outs were removed.

The Board does not like the bump outs removed especially because it is to save money. They think the bump outs are unique and provide people a seating area.

Matt D'Amico said they will put the bump outs back on the plans.

Allison Desbonet presented modifications to the landscaping plan.

Most of the modifications are around the transformers and generator.

There has been some modifications to a boardwalk.

At the last hearing Jim McBain was dissatisfied with the layout of the courtyard in Building 3. The courtyard design layout has been reconfigured, the Board is satisfied.

Chip asked some questions about the plantings and is satisfied.

Chris Pole & Brian presented architectural changes

Most of the changes were to adjust windows, doors and balconies.

The Board liked the modification to the upper deck in building 2.

Garage elevations were shown again and labeled in more detail and the materials booklet has been updated with the correct specs.

TO BE UPDATED ON THE PLANS:

- Update fence and pole color to black on the garage material booklet
- Update landscape plans with bump outs on them
- Adjust wording in the decision that the O&M Plan can be presented to the Board prior to issuance of certificate of occupancy instead of issuance of building permit

Chip moved to approve the minor modification as presented tonight as an aggregate and that the O&M Plan be submitted and approved by this Board prior to any occupancy partial or full being issued.

Joe seconded

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

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APPROVED MINUTES:

Chip made a motion to approve the February 22, 2023 minutes.

Joe seconded

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

The meeting adjourned at 9:09 p.m.