



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

March 10<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://zoom.us/j/91492270146?pwd=My9qdDVMOHdpUDJEU2MwWFpVNGNjdz09>

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting, but every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link <https://zoom.us/j/91492270146?pwd=My9qdDVMOHdpUDJEU2MwWFpVNGNjdz09>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-301-715-8592 Meeting ID 914 9227 0146 Passcode 748101. Please only use dial in or computer and not both, as audio feedback will distort the meeting. This meeting will be audio and video recorded.

## AGENDA

### 1. CALL TO ORDER & ROLL CALL

### 2. CONTINUED HEARINGS

- **(21-22, 21-23, 21-24) 168 LEXINGTON STREET, LLC.** - Application for a Special Permit and Site Plan Approval pursuant to Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 21 unit Mid-Rise Apartment building with a combination of another use being an Office Use; Application for a Special Permit pursuant to Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw allowing reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations). The requested reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side, and rear setback, height, floor area ratio, building coverage, and open area; Application for a Special Permit pursuant to Section 190-36C of the Wakefield Zoning Bylaw to allow reductions in the requirements and/or standards for off street parking and loading under Article VII of the Wakefield Zoning Bylaw. The property is shown as Map 41, Lot/Parcel(s) 027 of the Assessor's Maps and is located at **525-527 SALEM STREET.**
- **(21-29, 21-30, 21-31) MBAR WAKEFIELD, LLC,** application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to allow for a drive in bank on the premises; application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw to allow for reductions in the requirements and/or standards for off street parking and loading related to a proposed bank use; application for a Special Permit under Article VII, Section 190-37A of the Wakefield Zoning Bylaw to allow off-street parking areas to be provided on another lot in the same ownership as the principal use. The property is shown as Map 18, Lot/Parcel(s) 6C6E of the Assessor's Maps and is located at **500 MAIN STREET.**



- **(21-37) CRESCENT COMMONS DEVELOPMENT, LLC**, application for a Comprehensive permit pursuant to M.G.L. Chapter 40B to raze existing structures and build a Multifamily Dwelling with 56 rental units. The property is shown as Map 17, Lot/Parcel(s) 171, 172 and 173 of the Assessor's Maps and is located at **44, 46 and 48 CRESCENT STREET**.
- **(21-40, 21-41, 21-42) 62 FOUNDRY LLC**, application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw seeking a Special Permit and Site Plan Approval in conjunction to allow a 58 unit Mid-rise apartment building with a mix or combination of other uses including retail/service establishments, and/or restaurants; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw seeking a reduction and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations). The requested reductions and/or alterations may include, and are not limited to, requirements relating to front, side, and rear setback, height, floor area ratio, building coverage and open area; application for a Variance under Article X, Section 190-66 from the requirements and/or standards for off street parking and loading under Article VII of the Wakefield Zoning Bylaw. The property is shown as Map 13, Lot/Parcel(s) 104A+ and 104G of the Assessor's Maps and is located at **62 FOUNDRY STREET AND 76 FOUNDRY STREET**.

### **3. NEW HEARINGS**

- **(21-43, 21-44) SGD MANAGEMENT GROUP LLC**, application for a Special Permit and Site Plan Review under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 5 unit Mid-Rise or Garden Apartment building with a combination of other uses including retail or service establishment; application for a Special Permit under Article VI, Section 190-32.1 allowing reductions and/or alterations to Dimensional Controls that are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw. The requested reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side, and rear setback, floor area ratio, building coverage, and open area. The property is shown as Map 18, Lot/Parcel(s) K41 of the Assessor's Maps and is located at **97-99 WATER STREET**

### **4. OTHER MATTERS**

- **(20-4, 20-5, 20-6) - 259 & 267 WATER STREET-ANTHONY ARCARI & 259 WATER STREET, LLC**  
Discuss Minor Modifications

### **5. CLERK/BOARD COMMENTS**

Discuss 2020 Annual Report

### **6. APPROVE MINUTES OF FEBRUARY 24, 2021**

### **7. ADJOURN**