



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

March 24th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/88580195507?pwd=WGp0eHIQdVlxVlphOUhwK2Z0Z2RZUT09>

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://us02web.zoom.us/j/88580195507?pwd=WGp0eHIQdVlxVlphOUhwK2Z0Z2RZUT09>. 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 885 8019 5507 Passcode 470235. 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

- **(21-29, 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**

- **(21-45, 21-46) HAGOS WOLDE**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 of the Wakefield Zoning Bylaw to allow an addition onto the existing dwelling; application for a Variance under Article X, Section 190-66 from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw related to an addition to be constructed onto the existing dwelling. The property is shown as Map 34, Lot/Parcel(s) E4E5 of the Assessor's Maps and is located at **49 HARRISON AVENUE.**

4. **OTHER MATTERS**

- **(19-12, 19-13, 19-14) – 291 SALEM STREET – DALJINDER MANN** – Discuss As-Built Plan and Certificate of Occupancy

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF MARCH 10, 2021**

7. **ADJOURN**