

BOARD OF APPEALS AGENDA FOR JANUARY 9, 2019

7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL -4 AM 10: 46

FIRST FLOOR CONFERENCE ROOM,

1 LAFAYETTE STREET, WAKEFIELD, MA 01880

1) CONTINUED HEARINGS

- a) **(18-36 & 18-37) HENRY GREGORIO & JANET R. GREGORIO**, Application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to, lot area and yard setback requirements relating to Lot 1. Application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to, lot frontage, lot width and yard setback requirements relating to Lot 2. The petitioner desires to create two separate lots with an existing single-family dwelling on Lot 1 and a new single-family dwelling on Lot 2. The property is shown as Map 25, Lot/Parcel 010 of the Assessors Maps and is located on a portion of 7 **GLENDAL AVENUE AND WILDWOOD STREET**.
- b) **(19-12, 19-13, 19-14, 19-15) DALJINDER MANN AND KAMALJIT KAUR**, application for a Variance from the requirements of Article VI, and Table 2 Section 190-31K of the Wakefield Zoning Bylaw, including, but not limited to lot frontage, lot width, setback, building coverage, open area, and lot shape requirements relating to Lot 1. An application for a Variance from the requirements of Article VI and Table 2 and Section 190-31K of the Wakefield Zoning Bylaw, including, but not limited to lot frontage, lot width, setback, building coverage, open area, and lot shape requirements relating to Lot 2. An application for Variances from the requirements of Sections 190-31C (1) and 190-37 of the Wakefield Zoning Bylaw, including allowing a driveway to serve more than one lot and allowing a reduction in the requirement that 60% of the front yard be maintained as open area and eliminating the requirement to provide a fifteen foot landscaped strip adjacent to the street right-of-way line. An application for a Special Permit and Site Plan Approval pursuant to Section 190-31C (1) of the Wakefield Zoning Bylaw, allowing a driveway to exceed a width of 20 feet. The Petitioner desires to raze the existing structures and create two separate lots with single family dwellings on Lots 1 and 2. The property is shown as Map 37, Lot/Parcel(s) A10 of the Assessors Maps and is located at **291 SALEM STREET**.
- c) **(19-23) DB5 DEVELOPMENT GROUP LLC-ANTHONY BONACORSO (MANAGER)**, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B & 790 CMR 56.00 to raze existing structures and construct 3 multi-family buildings with 190 total rental units. Existing access way (Tarrant Lane) to be replaced with a parking lot way accessing surface parking, and providing emergency vehicle access. Additional parking to be located in subsurface garages. The property is shown as Map 04, Lot/Parcel(s) 073-2A2C of the Assessors Maps and is located at **TARRANT LANE**.
- d) **(19-26) LIAM MACDONALD**, application for a Special Permit pursuant of Section 190-32G(2) of the Wakefield Zoning Bylaws allowing the conversion of a two family dwelling into a three family dwelling. The property is shown as Map 19, Lot/Parcel(s) 26A of the Assessors Maps and is located at **9 FRANKLIN STREET**.

2) OTHER MATTERS

- a) **2 CENTRE STREET – PRIDE STORAGE – Discuss Signage**
- b) **384 MAIN STREET – LEAF AND GINGER – Discuss Signage**
- c) **85-87 ALBION STREET – Sign Modifications**
- d) **81 BAY STATE ROAD – Sign Modifications**

3) CLERKS REPORT

4) APPROVE MINUTES OF DECEMBER 12, 2018