

TOWN CLERK
WAKEFIELD, MA

BOARD OF APPEALS AGENDA FOR FEBRUARY 13, 2019

7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL

FIRST FLOOR CONFERENCE ROOM,

1 LAFAYETTE STREET, WAKEFIELD, MA 01880

2019 FEB 11 AM 8:36

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) **(19-23) 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**.

2) NEW HEARINGS

- a) **(19-32 & 19-33) 30 WATER STREET REALTY, LLC, ERVANT KIBARIAN, MANAGER**, application for a Special Permit and Site Plan Review in conjunction therewith to permit the operation of an automobile repair garage pursuant to Section 190-23 and Articles IV and VIII of the Wakefield Zoning Bylaw and an application for a party aggrieved, for review of a decision made by the Building Inspector or other authority determining that the use of the property as an automobile service garage was abandoned or discontinued. The property is shown as Map 29, Lot/Parcel(s) 10A4 of the Assessors Maps and is located at **30 WATER STREET**.
- b) **(19-34) CHARLES REALTY, LLC, CHARLES J. DOHERTY, MANAGER**, application for a Modification of eight (8) decisions all dated June 12, 2017 to construct an 8-unit multifamily dwelling. The property is shown as Map 14C, Lot/Parcel(s) 158-27B and a portion of 27C of the Assessors Maps and is located at **404 LOWELL STREET**.

3) OTHER MATTERS

- a) **(19-3, 19-4, 19-5) JOSEPH TORRETTA – 29 ALBION STREET**, discuss appeal.

4) CLERKS REPORT

5) APPROVE MINUTES OF JANUARY 23, 2019

TOWN CLERK
WAKEFIELD, MA
2019 FEB 11 AM 8:36