

**BOARD OF APPEALS AGENDA FOR FEBRUARY 27, 2019**  
**7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL**  
**FIRST FLOOR CONFERENCE ROOM,**  
**1 LAFAYETTE STREET, WAKEFIELD, MA 01880**

2019 FEB 22 AM 9:31

**1) CONTINUED HEARINGS**

- a) **(19-17 & 19-18) CAROL B. HANNIGAN**, application for a Variance under Article VI, Section 190-34, Table 2 (Dimensional Regulations) for frontage relief and an application for a Variance under Article II, Section 190-4, (Definitions) relief from the requirement that a street be constructed for the full length of the frontage, the petitioner is proposing to construct a single family dwelling on a proposed new lot. The property is shown as Map 25, Lot/Parcel(s) 008 of the Assessors Maps and is located at **0 OSSIPEE LANE**.
- 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**.

**2) NEW HEARINGS**

- a) **(19-35 & 19-36) DEBRA ANN GOLDBERG, TRUSTEE OF MIDDLESEX BLACK REALTY TRUST**, application for a Special Permit with Site Plan Review pursuant of Section 190-32G of the Wakefield Zoning Bylaw, allowing the conversion of a two-family dwelling into a three-family dwelling; and an application for a Variance from the requirements of Section 190-32G(2)(a) of the Wakefield Zoning Bylaw requiring that a two-family dwelling in the General Residence District that is being converted to a three-family dwelling must be located on a lot of 13,000 square feet. The property is shown as Map 11, Lot/Parcel(s) 078 of the Assessors Maps and is located at **12 LAFAYETTE STREET**.
- b) **(19-37) SAMER OBEID AND MELANIE ANN OBEID**, application for a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, allowing a three (3) story single family dwelling as a result of a proposed addition to the existing single family dwelling and also a determination and/or finding with respect to a Continuation and Extension of a non-conforming structure or use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw allowing said addition. The property is shown as Map 15, Lot/Parcel(s) 038 of the Assessors Maps and is located at **21 SWEETSER STREET**.
- c) **(19-38) HERITAGE BUILDERS, INC. AND BARBARA C. MORSE**, application for a Variance from the requirements of Article VI and Table 2, including upland requirements of Section 190-31J, of the Wakefield Zoning Bylaw and a determination and/or finding with respect to a Continuation and Extension of a non-conforming structure or use under Article IX Section 190-50 of the Wakefield Zoning Bylaw to allow Lot 7A and Lot 7AA to be separate legal buildable lots with the existing dwelling remaining on Lot 7A and a new single family dwelling constructed on Lot 7AA. The property is shown as Map 40C, Lot/Parcel(s) 07A of the Assessors Maps and is located at **51 OLD NAHANT ROAD AND PHEASANTWOOD DRIVE**.

**3) OTHER MATTERS**

- a) **NEW CINGULAR WIRELESS PCS, LLC (AT&T) – 414 MAIN STREET – Modify Transmission Equipment**

**4) CLERKS REPORT**

**5) APPROVE MINUTES OF FEBRUARY 13, 2019**

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TOWN CLERK  
WAKEFIELD, MA