

BOARD OF APPEALS AGENDA FOR MARCH 13, 2019
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL
FIRST FLOOR CONFERENCE ROOM,
1 LAFAYETTE STREET, WAKEFIELD, MA 01880

TOWN CLERK
WAKEFIELD, MA
2019 MAR 11 AM 7:55

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 GLENDALE 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**.
- c) **(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**.
- d) **(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**.

3) OTHER MATTERS

- a) **CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS – 465 WATER STREET** – Modify/Add Equipment
- b) **T-MOBILE NORTHEAST, LLC (T-MOBILE) – 63 BAY STATE ROAD** – Installation of a generator.

4) CLERKS REPORT

5) APPROVE MINUTES OF FEBRUARY 27, 2019