

TOWN CLERK
WAKEFIELD, MA

BOARD OF APPEALS AGENDA FOR APRIL 24, 2019
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL
FIRST FLOOR CONFERENCE ROOM,
1 LAFAYETTE STREET, WAKEFIELD, MA 01880

1) CONTINUED HEARINGS

- a) **(19-39) GREENWOOD STATION, LLC**, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B to develop a 27 unit apartment building over a podium parking deck. The property is shown as Map 24, Lot/Parcel(s) 81 & 71A of the Assessors Maps and is located at **998-1000 MAIN STREET**.
- b) **(19-40) HARVARD MILLS, LLC & WAKEFIELD APARTMENTS, LLC**, application for a Special Permit and Site Plan Approval in conjunction therewith under Article VI, Section 190-32 and Section 190-45 of the Wakefield Zoning Bylaw to allow a mid-rise apartment/mixed-use development in the Industrial Zoning District. The property is shown as Map 12, Lot/Parcel(s) 195A, Map 12, Lot/Parcel(s) 203+, and Map 13, Lot/Parcel(s) 069 of the Assessors Maps and is located at **178 ALBION STREET, 12 FOUNDRY STREET AND 7-9 MAPLE STREET**.
- c) **(19-41) HARVARD MILLS, LLC & WAKEFIELD APARTMENTS, LLC**, application for a Special Permit under Article VI, Section 190-32.1A of the Wakefield Zoning Bylaw to allow for reductions and/or alterations in the dimensional controls for multifamily dwelling as required under Sections 190-32D and Table 2 of the Wakefield Zoning Bylaw. The property is shown as Map 12, Lot/Parcel(s) 195A of the Assessors Maps and is located at **178 ALBION STREET**.
- d) **(19-42) HARVARD MILLS, LLC & WAKEFIELD APARTMENTS, LLC**, application for a Special Permit under Article VII, Section 190-37A of the Wakefield Zoning Bylaw to allow for certain required off-street parking to be provided on another lot in common ownership as the principal use related to a mid-rise apartment/mixed-use development. The property is shown as Map 12, Lot/Parcel(s) 195A and Map 13, Lot/Parcel(s) 069 of the Assessors Maps and is located at **178 ALBION STREET AND 7-9 MAPLE STREET**.
- e) **(19-43) HARVARD MILLS, LLC**, application for a Determination and/or Finding with respect to a continuation and extension of a nonconforming use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw to allow certain proposed improvements to the existing parking garage, including the dimensions of certain parking spaces and drive aisles in the parking garage. The property is shown as Map 12, Lot/Parcel(s) 203+ of the Assessors Maps and is located at **12 FOUNDRY STREET**.
- f) **(19-44) HARVARD MILLS, LLC & WAKEFIELD APARTMENTS, LLC**, application for a Determination and/or Finding with respect to a continuation and extension of a nonconforming use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw to allow certain proposed improvements to the property, including certain dimensional modifications. The property is shown as Map 13, Lot/Parcel(s) 069 of the Assessors Maps and is located at **7-9 MAPLE STREET**.

2) CLERKS REPORT

3) APPROVE MINUTES OF APRIL 10, 2019

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