

BOARD OF APPEALS AGENDA FOR MAY 8, 2019
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL
FIRST FLOOR CONFERENCE ROOM,
1 LAFAYETTE STREET, WAKEFIELD, MA 01880

2019 MAY 7 - 6 PM
Wakefield
Board of Appeals

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) **(19-39) 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**.
- d) **(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**.
- e) **(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**.
- f) **(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**.
- g) **(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**.
- h) **(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) NEW HEARINGS

- a) **(19-46) RBBJM REALTY TRUST**, application for a Special Permit under Article IV, Section 190-32 of the Wakefield Zoning Bylaw to convert an existing space to a beauty salon/service establishment. The property is shown as Map 17, Lot/Parcel(s) 264-196BE of the Assessors Maps and is located at **19 NEW SALEM STREET, UNIT E.**
- b) **(19-47) TALL SPIRE NURSERY SCHOOL, INC.**, application for a Special Permit under Section 190-32 of the Wakefield Zoning Bylaw to allow a nursery school/day care use. The property is shown as Map 18, Lot/Parcel(s) 216-004 of the Assessors Maps and is located at **37 WATER STREET.**
- c) **(19-48) 27 & 37 WATER STREET LLC & 450 MAIN STREET**, application to permit certain modifications to approved decisions/plans relating to the buildings layout, façade and/or use. The property is shown as Map 18, Lot/Parcel(s) 003 & 004 of the Assessors Maps and is located at **27 & 37 WATER STREET.**
- d) **(19-49 & 19-50) 61-63 CHESTNUT STREET, LLC**, application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw for the conversion of a four-family dwelling and an application for a Variance under Article VI, Section 190-32.G of the Wakefield Zoning Bylaw for area variance required for lot size and unit floor area required to convert to a legal four-family dwelling use. The property is shown as Map 07, Lot/Parcel(s) 048-070 of the Assessors Maps and is located at **61-63 CHESTNUT STREET.**
- e) **(19-51) DONNA O'HARE, TRUSTEE OF NUTILE FAMILY TRUST**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, the Petitioner is seeking a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including but not limited to lot frontage, lot width and lot area in order to render the lot as buildable for a single family dwelling. The property is shown as Map 30, Lot/Parcel(s) 49T of the Assessors Maps and is located at **BUTLER AVENUE, MAP 30, PARCEL 49T.**
- f) **(19-52) MODERN COLLISION CENTER, INC.**, application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to allow the display and sale of vehicles. The property is shown as Map 30, Lot/Parcel(s) 0P3 of the Assessors Maps and is located at **61 NEW SALEM STREET.**

3) CLERKS REPORT

4) APPROVE MINUTES OF APRIL 24, 2019