

**BOARD OF APPEALS AGENDA FOR MAY 22, 2019
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL
FIRST FLOOR CONFERENCE ROOM,
1 LAFAYETTE STREET, WAKEFIELD, MA 01880**

MAY 20 AM 10:30

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) **(19-40) 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**.
- d) **(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**.
- e) **(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**.
- f) **(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**.
- g) **(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**.
- h) **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**.

2) NEW HEARINGS

- a) (19-53) MICHAEL SALVO & GENA M. SALVO**, application for a Variance under Article IV, Section 190-31(C)(6) of the Wakefield Zoning Bylaw to install an in-ground swimming pool located within the side yard area. The property is shown as Map 3, Lot/Parcel(s) 171-M27 of the Assessors Maps and is located at **12 ELM CREST ROAD**.
- b) (19-54) WATERSTONE WAKEFIELD, LLC**, application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw for a Special Permit and Site Plan Approval in conjunction therewith to allow a research or testing laboratory use on the premises. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.
- c) (19-55) WATERSTONE WAKEFIELD, LLC**, application for a Special Permit under Article VIII, Section 190-47 of the Wakefield Zoning Bylaw to allow a research or testing laboratory use on the premises. The Petitioner would like to utilize the premises for a combination of office use and research or testing laboratory use. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.
- d) (19-56) WATERSTONE WAKEFIELD, LLC**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50B of the Wakefield Zoning Bylaw related to certain proposed improvements and/or additions to the premises and the building situated thereon. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.
- e) (19-57 & 19-58) JOHN LOEWS & DONNA LOEWS**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw and a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 of the Wakefield allowing an addition to a two-family dwelling. The property is shown as Map 11, Lot/Parcel(s) 092 of the Assessors Maps and is located at **9 YALE AVENUE**.
- f) (19-59) SSG WATER VALLEY WAKEFIELD, LLC**, application for a Variance under Article XIII, Section 190-80 of the Wakefield Zoning Bylaw allowing proposed signage. The property is shown as Map 31, Lot/Parcel(s) 58 of the Assessors Maps and is located at **205-209 WATER STREET**.

3) OTHER MATTERS

- a) 3 BENNETT STREET – DISCUSS OCCUPANCY PERMIT**

4) CLERKS REPORT

5) APPROVE MINUTES OF MAY 8, 2019