

**BOARD OF APPEALS AGENDA FOR JUNE 12, 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 JUN 10 AM 3:44

**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) **(19-23) 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**.
- i) **(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**.

- j) **(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**.

**2) NEW HEARINGS**

- a) **(19-60) MICHAEL D. SUELTFUSS & MARY E. SUELTFUSS, TRUSTEES OF THE MARY E. SUELTFUSS REVOCABLE TRUST**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, from the requirements of Article VI, Section 190-31H of the Wakefield Zoning Bylaw allowing an addition to a single-family dwelling to be within 50 feet of an open stream. The property is shown as Map 42, Lot/Parcel(s) 24R of the Assessors Maps and is located at **94 KENDRICK ROAD**.
- b) **(19-61, 19-62, 19-63) RAYMOND PERKS & CHERYL PERKS**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, seeking a Variance from the requirements of Article VI, Table 2 of the Wakefield Zoning Bylaw, including a reduction in the side yard setback and a Variance from the requirements of Section 190-22A(f) of said Bylaw related to a proposed accessory apartment; An application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 of the Wakefield Zoning Bylaw allowing the connection of an existing detached garage as part of the existing single-family dwelling; An application for a Special Permit under Article IV, Section 190-22A(1)(f) seeking a Special Permit to add an accessory apartment to a single-family dwelling. The property is shown as Map 34, Lot/Parcel(s) 0M5 of the Assessors Maps and is located at **18 MOREL CIRCLE**.

**3) OTHER MATTERS**

- a) **175 NORTH AVENUE – DISCUSS SIGNAGE – EDWARD JONES**

**4) CLERKS REPORT**

**5) APPROVE MINUTES OF MAY 22, 2019**