

BOARD OF APPEALS AGENDA FOR AUGUST 14, 2019
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL
FIRST FLOOR CONFERENCE ROOM,
LAFAYETTE STREET, WAKEFIELD, MA 01880

TOWN CLERK
WAKEFIELD, MA

2019 AUG -8 PM 3:04

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. **(19-17 & 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**.
- c. **(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**.
- d. **(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**.
- e. **(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**.
- f. **(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**.
- g. **(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**.
- h. **(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**.
- i. **(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**.

- j. **(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**.
- k. **(19-65, 19-66, 19-67) NAHANT STREET DEVELOPMENT, LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 26 unit Garden apartment building; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw allowing reductions and/or alterations to Dimensional Controls that are required under Section 190-32D and Table 2 (Table of Dimensional Regulations). The reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side and rear setback, height, floor area ratio, building coverage, and open area; application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw to allow reductions in the requirements and/or standards for off street parking and loading. The properties are shown as **127 NAHANT STREET/PARCEL ID 19-283-S1A3; 135 NAHANT STREET/PARCEL ID 19-282-S35C; 119 NAHANT STREET/PARCEL ID 19-284-S35E+; NAHANT STREET/PARCEL ID 19-289A-149B** of the Assessors Maps.
- l. **(19-68, 19-69, 19-70) NGHI LUU**, application for a Variance under Article VI, Section 190-31H of the Wakefield Zoning Bylaw to permit a building or structure within 50 feet of the embankment of any open stream; application for a Variance under Article VI and Table 2 of the Wakefield Zoning Bylaw to allow 3 stories in a Single Residential District; application for a Variance under Article VI, Table 2 to reduce the front yard setback. The property is shown as **Map 26, Lot/Parcel(s) 58B-124 of the Assessors Maps and is located at CHERRY LANE, A/K/A 0 GREENWOOD STREET**.
- m. **(20-1 & 20-2) KARA MEADE**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to raze an existing single family dwelling and reconstruct a new single family dwelling from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including a reduction in the rear yard setback and front yard open area. Application and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 to raze and reconstruct a single family dwelling. The property is shown as Map 02, Lot/Parcel(s) 03B of the Assessors Maps and is located at **28 REDFIELD ROAD**.

2. **NEW HEARINGS**

- a. **(20-3) JEFFREY MURRAY**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Section 190-12 of the Wakefield Zoning Bylaw to remove gas tanks and use as an auto repair facility only. The property is shown as Map 08, Lot/Parcel(s) 113E-1AA of the Assessors Maps and is located at **343 ALBION STREET**.
- b. **(20-4) ANTHONY ARCARI & 259 WATER STREET LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 16 unit Mid-Rise Apartment building. The property is shown as Map 31, Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET**.
- c. **(20-5) ANTHONY ARCARI & 259 WATER STREET LLC**, application for a Special Permit and Site Plan Approval in conjunction therewith to allow a 16 unit Mid-Rise Apartment building, under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw seeking reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Dimensional Regulations) of the Wakefield Zoning Bylaw. The requested reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side, and rear setback, height, floor area ratio, building coverage, and open area. The property is shown as Map 31, Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET**.
- d. **(20-6) ANTHONY ARCARI & 259 WATER STREET LLC**, application for a Special Permit and Site Plan Approval in conjunction therewith to allow a 16 unit Mid-Rise Apartment building under Article VII, Section 190-36C of the Wakefield Zoning Bylaw to allow reductions in the requirements and/or standards for off street parking and loading. The property is shown as Map 31, Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET**.

- e. **(20-7) STORE MASTER FUNDING III, LLC**, application for a Variance under Section 190-77, B.2(c) of the Wakefield Zoning Bylaw to remove and replace signage. The property is shown as Map 01, Lot/Parcel(s) 009-15C of the Assessors Maps and is located at **13 MAIN STREET**.

3. **OTHER MATTERS**

- a. **3 EATON COURT – ANTHONY SABATINO – Modification to Plan**
- b. **13 MAIN STREET – BEST FRIENDS PET HOTEL – Modification to Site Plan – Installation of a Gazebo**
- c. **5 HART STREET/61 VALLEY STREET – Minor Modifications**

4. **CLERKS REPORT**

5. **APPROVE MINUTES OF JULY 10, 2019**