

**BOARD OF APPEALS**

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**BOARD OF APPEALS AGENDA FOR OCTOBER 23, 2019  
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL  
FIRST FLOOR CONFERENCE ROOM,  
LAFAYETTE STREET, WAKEFIELD, MA 01880**

**CONTINUED HEARINGS**

1. **(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**.
2. **(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**.
3. **(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**.
4. **(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**.
5. **(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.



6. **(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 o GREENWOOD STREET**.
7. **(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**.
8. **(20-8) WATERSTONE WAKEFIELD LLC**, application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 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**.  
**(20-9) WATERSTONE WAKEFIELD LLC**, application for a Special Permit under Article VIII, Section 190-47 of the Wakefield Zoning Bylaw in order to encompass any uses accessory to the office use and research or testing laboratory use which are necessary in connection with scientific research or scientific development or related production. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.  
**(20-10) 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. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.
9. **(20-11, 20-12, 20-13, 20-14) WAKEFIELD INVESTMENTS, INC**, application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 12 unit Garden Apartment building; an application for a Special Permit under Article VI, Section 190-32.1 seeking reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw; application for a Special Permit under Article VII, Section 190-36C seeking reductions in the requirements and/or standards for off street parking and loading under Article VII of the Wakefield Zoning Bylaw; application for a Variance under Article X, Section 190-66 seeking a Variance from the requirements of Article VI of the Wakefield Zoning Bylaw related to a 12 unit Garden Apartment building. The property is shown as Map 12, Lot/Parcel(s) 050 of the Assessors Maps and is located at **301 NORTH AVENUE**.
10. **(20-17) JEFFREY MURRAY**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Section 190-50 of the Wakefield Zoning Bylaw to change from a dual use of gas station and auto repair to auto repair only. The property is shown as Map 08, Lot/Parcel(s) 113E-1AA of the Assessors Maps and is located at **343 ALBION STREET**.

#### NEW HEARINGS

1. (20-23) KATE SCANDON, application for a Site Plan Approval from Section 190-45 of the Wakefield Zoning Bylaw and a Determination and/or Finding with respect to a Continuation and Extension of nonconforming uses from Section 190-50 of the Wakefield Zoning Bylaw to allow the existing non-conforming detached garage to be razed and construct a new less non-conforming detached garage. The property is shown as Map 07, Lot/Parcel(s) 088 & 0K4 of the Assessors Maps and is located at 7 WALNUT STREET.

#### OTHER MATTERS

1. 113 WATER STREET – YAN FOOT WORK & BODDY WORK – Proposed New Sign

#### CLERKS REPORT

#### APPROVE MINUTES OF OCTOBER 9, 2019