



TOWN OF WAKEFIELD

BOARD OF APPEALS

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BOARD OF APPEALS AGENDA FOR NOVEMBER 13, 2019

7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL

FIRST FLOOR CONFERENCE ROOM,

1 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. **(19-65, 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.
5. **(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**.



6. **(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**.
7. **(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**.
8. **(20-21 & 20-22) BHAVYA TWO 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 including the gas station and retail, to the extent necessary. The applicant is also requesting a modification of a prior decision of the Board of Appeals on August 17, 1971. An application for a Special Permit under Article XVI, Section 190-101F of the Wakefield Zoning Bylaw relating to signage. The property is shown as Map 24, Lot/Parcel(s) 54A of the Assessors Maps and is located at **950 MAIN STREET**.

NEW HEARINGS

1. **(20-24) DANIEL AND LISA CADOTTE**, 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 to raze and reconstruct a single family dwelling with an addition. The property is shown as Map 14A, Lot/Parcel(s) 089-B87 of the Assessors Maps and is located at **20 BEEBE LANE**.
2. **(20-25) JCG INVESTMENTS, LLC**, application for a Variance under Article X, Section 190-66, requesting a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to lot frontage and lot width requirements to create two separate buildable lots. Petitioner desires to divide the premises to create two separate buildable lots with a single family dwelling to be constructed on each lot. The property is shown as Map 08, Lot/Parcel(s) NA13 of the Assessors Maps and is located at **10 MANSION ROAD**.

3. (20-26) KIMBERLY FERRANTE, application for Variances under Article XIII, Section 190-80G, 190-77E.2.(a), 190-77E.(3) relating to proposed signage for the premises. The property is shown as Map 12, Lot/Parcel(s) 177E-243B2C of the Assessors Maps and is located at 39 TUTTLE STREET.

OTHER MATTERS

1. 27 & 37 WATER STREET – Frank Pasciuto – Discuss Parking Layout
2. 69 FOUNDRY STREET – Melanson Development Group – Transformer Location
3. 178 ALBION STREET, 12 FOUNDRY STREET – Harvard Mills & NRP Group - Request to extend the Variances.

CLERKS REPORT

APPROVE MINUTES OF OCTOBER 23, 2019