



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

David Hatfield, Chair  
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Joseph Pride

Charles L. Tarbell, Jr.  
Michael L. Feeley, Alternate  
Thomas J. Lucey, Alternate  
Gregory W. McIntosh, Alternate

**BOARD OF APPEALS AGENDA FOR JANUARY 22, 2020**  
**7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL**  
**FIRST FLOOR CONFERENCE ROOM,**  
**1 LAFAYETTE STREET, WAKEFIELD, MA 01880**

2020 JAN 16 PM 5:00  
TOWN CLERK  
WAKEFIELD, MA

### CONTINUED HEARINGS

1. **(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 OSSIPPEE LANE**.
2. **(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.
3. **(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**.
4. **(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**.  
**(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.**

**(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.**

5. **(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. **(20-29 & 20-30) KERWICK, LLC.**, application for an appeal of the inability to obtain a permit or decision from the Building Inspector, pursuant to M.G.L. Chapter 40A Section 8 and Wakefield Zoning Bylaw, Section 190-65, for a confirmation or determination of the legality of an existing six (6) family dwelling; An application for a determination and/or finding with respect to a continuation and extension of non-conforming building, structure or use, 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 six (6) family dwelling. The property is shown as Map 18 Lot/Parcel(s) K42 of the Assessors Maps and is located at **4 WAKEFIELD AVENUE.**

#### **OTHER MATTERS**

1. Town Engineer will be present to discuss DPW requirements on certain projects.
2. 62/67 FOUNDRY STREET – Section 190-45, pre-application meeting.
3. (19-48) 37 WATER STREET – Discuss requirements to obtain Certificate of Occupancy

#### **CLERKS REPORT**

#### **APPROVE MINUTES OF JANUARY 8, 2020**