

TOWN CLERK
WAKEFIELD, MA

2019 FEB 12 AM 10: 43

**LEGAL NOTICE
PUBLIC HEARING
BOARD OF APPEALS
TOWN OF WAKEFIELD**

In accordance with the provisions of Chapter 40A of the General Laws of Massachusetts, the Zoning Board of Appeals will hold a Public Hearing at the William J. Lee Memorial Town Hall, 1st Floor Conference Room, 1 Lafayette Street, on **WEDNESDAY, FEBRUARY 27, 2019** commencing at 7:00 PM to hear and act upon the following:

1. CONTINUED HEARINGS

2. (19-35 & 19-36) DEBRA ANN GOLDBERG, TRUSTEE OF MIDDLESEX BLACK REALTY TRUST, application for a Special Permit with Site Plan Review pursuant of Section 190-32G of the Wakefield Zoning Bylaw, allowing the conversion of a two-family dwelling into a three-family dwelling; and an application for a Variance from the requirements of Section 190-32G(2)(a) of the Wakefield Zoning Bylaw requiring that a two-family dwelling in the General Residence District that is being converted to a three-family dwelling must be located on a lot of 13,000 square feet. The property is shown as Map 11, Lot/Parcel(s) 078 of the Assessors Maps and is located at **12 LAFAYETTE STREET**.

3. (19-37) SAMER OBEID AND MELANIE ANN OBEID, application for a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, allowing a three (3) story single family dwelling as a result of a proposed addition to the existing single family dwelling and also a determination and/or finding with respect to a Continuation and Extension of a non-conforming structure or use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw allowing said addition. The property is shown as Map 15, Lot/Parcel(s) 038 of the Assessors Maps and is located at **21 SWEETSER STREET**.

4. (19-38) HERITAGE BUILDERS, INC. AND BARBARA C. MORSE, application for a Variance from the requirements of Article VI and Table 2, including upland requirements of Section 190-31J, of the Wakefield Zoning Bylaw and a determination and/or finding with respect to a Continuation and Extension of a non-conforming structure or use under Article IX Section 190-50 of the Wakefield Zoning Bylaw to allow Lot 7A and Lot 7AA to be separate legal buildable lots with the existing dwelling remaining on Lot 7A and a new single family dwelling constructed on Lot 7AA. The property is shown as Map 40C, Lot/Parcel(s) 07A of the Assessors Maps and is located at **51 OLD NAHANT ROAD AND PHEASANTWOOD DRIVE**.

BOARD OF APPEALS

David W. Hattfield, Chairman

James H. McBain

Richard O. Bayrd

Charles L. Tarbell, Jr.

Ami Wall, Clerk

Michael L. Feeley, Alternate

Thomas J. Lucey, Alternate

Gregory W. McIntosh, Alternate

PUBLISH:

FEBRUARY 13, 2019

FEBRUARY 20, 2019 WI