

**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, JUNE 26, 2019** commencing at 7:00 PM to hear and act upon the following:

**1. CONTINUED HEARINGS**

**2. (19-64) THOMAS WALSH**, application for a Variance under Article VI, Section 190-31C(6) of the Wakefield Zoning Bylaw, seeking a Variance for an above ground swimming pool in the side yard. The property is shown as Map 23, Lot/Parcel(s) 084 of the Assessors Maps and is located at **114 GREENWOOD AVENUE**.

**3. (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.

**4. (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**.

**5. (19-71) SOLIMINE REALTY TRUST**, 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 construct an addition to the building on the premises. The property is shown as Map 34, Lot Parcel(s) 117 of the Assessors Maps and is located at **1188 MAIN STREET**.

**6. (19-72) BARBARA C. MORSE & HERITAGE BUILDERS, INC.**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to create two separate legal buildable lots with the existing single family dwelling remaining on Lot 2 and the construction of a new single family dwelling on Lot 1 from the requirements of Article VI and Table 2, including upland requirements of Section 190-31J, of the Wakefield Zoning Bylaw. The property is shown as Map 40C, Lot/Parcel(s) 07A of the Assessors Maps and is located at **51 OLD NAHANT ROAD**.

**7. (19-73, 19-74) MICHAEL S. FESTA AND EMELINE V. FESTA**, 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 construct an addition to an existing dwelling and a swimming pool, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw seeking a Variance from the requirements of Article VI and Table 2 and Section 190-210 to allow the construction of an addition to an existing dwelling and a swimming pool in the side yard. The property is shown as Map 11, Lot/Parcel(s) 17 and is located at **14-16 SPAULDING STREET**.

**8. (19-75) JENA L. HOWARD AND SCOTT HOWARD**, application for a Party aggrieved; 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 the Wakefield Zoning Bylaw Section 190-65, for a confirmation or determination of the legality of an existing three (3) family dwelling. The property is shown as Map 31, Lot/Parcel(s) 86+ of the Assessors Maps and is located at **7 WILEY PLACE**.

**BOARD OF APPEALS**

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TOWN CLERK  
WAKEFIELD, MA