

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

TOWN CLERK  
WAKEFIELD, MA

2018 OCT 29 AM 10:11

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, NOVEMBER 14, 2017** commencing at 7:00 PM to hear and act upon the following:

**1. CONTINUED HEARINGS**

- 2. (19-12, 19-13, 19-14, 19-15) DALJINDER MANN AND KAMALJIT KAUR**, application for a Variance from the requirements of Article VI, and Table 2 Section 190-31K of the Wakefield Zoning Bylaw, including, but not limited to lot frontage, lot width, setback, building coverage, open area, and lot shape requirements relating to Lot 1. An application for a Variance from the requirements of Article VI and Table 2 and Section 190-31K of the Wakefield Zoning Bylaw, including, but not limited to lot frontage, lot width, setback, building coverage, open area, and lot shape requirements relating to Lot 2. An application for Variances from the requirements of Sections 190-31C (1) and 190-37 of the Wakefield Zoning Bylaw, including allowing a driveway to serve more than one lot and allowing a reduction in the requirement that 60% of the front yard be maintained as open area and eliminating the requirement to provide a fifteen foot landscaped strip adjacent to the street right-of-way line. An application for a Special Permit and Site Plan Approval pursuant to Section 190-31C (1) of the Wakefield Zoning Bylaw, allowing a driveway to exceed a width of 20 feet. The Petitioner desires to raze the existing structures and create two separate lots with single family dwellings on Lots 1 and 2. The property is shown as Map 37, Lot/Parcel(s) A10 of the Assessors Maps and is located at **291 SALEM STREET**.
- 3. (19-20) H.B. DEVELOPMENT**, application for a Determination and/or Finding with respect to a Continuation and Extension of nonconforming structures and/or uses pursuant to Article IX, Section 190-50 of the Wakefield Zoning Bylaw related to the razing of an existing single family dwelling and reconstruction of a new two family dwelling. The property is shown as Map 11, Lot/Parcel(s) 18 of the Assessors Maps and is located at **10 SPAULDING STREET**.
- 4. (19-21) ANTONIO F. GRIECO & ANTONETTE GRIECO**, application for a Determination and/or Finding with respect to a Continuation and Extension of a nonconforming structure or use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw related to renovations and additions to a two-family dwelling. The property is shown as Map 18, Lot/Parcel(s) K44 of the Assessors Maps and is located at **10 WAKEFIELD AVENUE**.
- 5. (19-22) GREEN STREET HOLDINGS, LLC**, application for a Determination and/or Finding with respect to a Continuation and Extension of nonconforming structures and/or uses pursuant to Article IX, Section 190-50 of the Wakefield Zoning Bylaw related to the razing of an existing single family dwelling and reconstruction of a new single family dwelling. The property is shown as Map 34, Lot/Parcel(s) 7273A of the Assessors Maps and is located at **26 HARRISON AVENUE**.
- 6. (19-23) DB5 DEVELOPMENT GROUP LLC-ANTHONY BONACORSO (MANAGER)**, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B & 790 CMR 56.00 to raze existing structures and construct 3 multi-family buildings with 190 total rental units. Existing access way (Tarrant Lane) to be replaced with a parking lot way accessing surface parking, and providing emergency vehicle access. Additional parking to be located in subsurface garages. The property is shown as Map 04, Lot/Parcel(s) 073-2A2C of the Assessors Maps and is located at **TARRANT LANE**.
- 7. (19-24) EDWARD R. STEEN**, 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 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 17, Lot/Parcel(s) 188A of the Assessors Maps and is located at **4 PLEASANT STREET**.

8. (19-25) **JOSEPH PRIDE AND CATHERINE HALVERSON**, application for a Determination and/or Finding with respect to a Continuation and Extension of nonconforming structure or use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw related to renovations and additions to an existing single-family dwelling including the reconstruction of a portion of the existing single-family dwelling. The property is known as Map 28, Lot /Parcel 022 of the Assessors Maps and is located at **489 LOWELL STREET**.

**BOARD OF APPEALS**

David W. Hatfield, 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:**

**OCTOBER 31, 2018**

**NOVEMBER 7, 2018**