



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

NOTICE OF MEETING  
May 12<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/88533875952?pwd=RXlHWnc2aFZUVk9jRENlMTNnc1pkZz09>

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law, the public may not physically attend this meeting, but every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link <https://us02web.zoom.us/j/88533875952?pwd=RXlHWnc2aFZUVk9jRENlMTNnc1pkZz09>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-301-715-8592 Meeting ID 885 3387 5952 Passcode 547946. Please only use dial in or computer and not both, as audio feedback will distort the meeting. This meeting will be audio and video recorded.

### AGENDA

1. CALL TO ORDER & ROLL CALL

2. CONTINUED HEARING

- (21-37) CRESCENT COMMONS DEVELOPMENT, LLC, application for a Comprehensive permit pursuant to M.G.L. Chapter 40B to raze existing structures and build a Multifamily Dwelling with 56 rental units. The property is shown as Map 17, Lot/Parcel(s) 171, 172 and 173 of the Assessor's Maps and is located at 44, 46 and 48 CRESCENT STREET.
- (21-40, 21-41, 21-42) 62 FOUNDRY LLC, application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw seeking a Special Permit and Site Plan Approval in conjunction to allow a 58 unit Mid-rise apartment building with a mix or combination of other uses including retail/service establishments, and/or restaurants; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw seeking a reduction and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations). The requested reductions and/or alterations may include, and are not limited to, requirements relating to front, side, and rear setback, height, floor area ratio, building coverage and open area; application for a Variance under Article X, Section 190-66 from the requirements and/or standards for off street parking and loading under Article VII of the Wakefield Zoning Bylaw. The property is shown as Map 13, Lot/Parcel(s) 104A+ and 104G of the Assessor's Maps and is located at 62 FOUNDRY STREET AND 76 FOUNDRY STREET.
- (21-43, 21-44) SGD MANAGEMENT GROUP LLC, application for a Special Permit and Site Plan Review under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 5 unit Mid-Rise or Garden Apartment building with a combination of other uses including retail or service establishment; application for a Special Permit under Article VI, Section 190-32.1 allowing reductions and/or alterations to Dimensional Controls that are required under Section 190-32D and Table 2 (Table of 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, floor area ratio, building coverage, and open area. The property is shown as Map 18, Lot/Parcel(s) K41 of the Assessor's Maps and is located at **97-99 WATER STREET**.

- **(21-50, 21-51, 21-52) CCF QUANNAPOWITT PROPERTY COMPANY, LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 and 190-45 of the Wakefield Zoning Bylaw, to allow multifamily Mid-rise and Garden Apartment buildings containing 485 residential units mixed and combined with a Restaurant use; 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 which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations). The requested reductions and/or alterations include, and are not limited to, requirements relating to height; application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw, to allow the Restaurant use. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessor's Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.
- **(21-54, 21-55, 21-56, 21-57) ALBION STREET REBORN, 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 to change the use of the second and third floors from commercial to residential use; application for a Variance under Article VI, Section 190-32B2 of the Wakefield Zoning Bylaw to allow a reduction in the square footage allowed per apartment; application for a Variance under Article VI, Section 190-32B1 of the Wakefield Zoning Bylaw to allow mixed-use on a lot that does not meet the minimum square footage requirement; application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw requesting a reduction in the requirements of off-street parking for the proposed apartments. The property is shown as Map 12, Lot/Parcel(s) 134A of the Assessor's Maps and is located at **13-15 ALBION STREET**.

### 3. **NEW HEARINGS**

- **(21-63) MICHAEL A. CASOLI**, application for a Variance under Section 190-66 of the Wakefield Zoning Bylaw allowing an in-ground swimming pool to be located in the side yard. The property is shown as Map 015, Lot/Parcel(s) 060 of the Assessor's Maps and is located at **28 SWEETSER STREET**.
- **(21-64, 21-65, 21-66, 21-67, 21-68) CREATIONS COFFEE**, application for a Special Permit under Article XVI, Section 190-100D(6)(b) of the Wakefield Zoning Bylaw to allow a bracket sign; Applications for Variances under Article XVI, Sections 190-99E, 190-100D(2)(d), 190-100E.2(a), 190-100C.2(a) of the Wakefield Zoning Bylaw related to signage. The property is shown as Map 17, Lot/Parcel(s) 147A of the Assessor's Maps and is located at **400 MAIN STREET**.
- **(21-69) BRIANNA (SEMENZA) BISHOP**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw allowing an addition to be constructed onto the existing dwelling. The property is shown as Map 39, Lot/Parcel(s) D14 of the Assessor's Maps and is located at **7 DAVEY LANE**.

- **(21-70, 21-71) JOSEPH E. MARTIN & MARY K. MARTIN**, application for a Determination and/or Finding with respect to a Continuation and Extension of nonconforming uses under Section 190-50 of the Wakefield Zoning Bylaw to allow a one-story addition; Application for a Variance under Article VI, Section 190-34 and Table 2 of the Wakefield Zoning Bylaw allowing a one-story addition requiring a side yard variance due to an odd lot shape. The property is shown as Map 37, Lot Parcel(s) C10A of the Assessor's Maps and is located at **11 COOLIDGE PARK.**

4. **OTHER MATTERS**

- **168 ALBION STREET – A/K/A 178 ALBION STREET – NRP/HARVARD MILLS-** Review & Discuss Signage.
- **(20-11, 20-12, 20-13) 301 NORTH AVENUE – WAKEFIELD INVESTMENTS, LLC-** Discuss Certificate of Occupancy
- **7 GLENNDALE AVENUE – DISCUSS WALL**

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF APRIL 28, 2021**

7. **ADJOURN**