



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

November 17<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://zoom.us/j/96669500497?pwd=d3JydU1SaU1Wb0Y2UDZYTVFvZzRwdz09>

Consistent with the Governor's orders extending certain provisions of the Open Meeting Law 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://zoom.us/j/96669500497?pwd=d3JydU1SaU1Wb0Y2UDZYTVFvZzRwdz09>. 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 966 6950 0497 Passcode 638530. 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.
- (21-38) ELITE METAL FRAMING & CONSTRUCTION, INC, application for a Party aggrieved, appealing the cease and desist order notice from the Building Inspector dated December 23, 2020. The property is shown as Map 39A, Lot/Parcel(s) 32BC of the Assessor's Maps and is located at 611 SALEM 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.



- **(22-10) NICOLE MCSHANE**, application for a Special Permit under Section 190-22 A-F(1) of the Wakefield Zoning Bylaw to allow an accessory apartment. The property is shown as Map 14B, Lot/Parcel(s) N10 of the Assessor's Maps and is located at **34 PAON BOULEVARD**.
- **(22-14, 22-15) NELLY STREET NOMINEE TRUST**, application for a Special Permit under Article VI, Section 190-32G(2) of the Wakefield Zoning Bylaw to convert a two-family dwelling into a three-family dwelling; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw seeking a Variance from the requirements of Section 190-32G(2) related to the conversion of a two-family dwelling into a three-family dwelling. The property is shown as Map 08, Lot/Parcel(s) 163 of the Assessor's Maps and is located at **6 NELLEY STREET**.

3. **NEW HEARINGS**

- **(22-21, 22-22, 22-23, 22-24, 22-25) NOURIA ENERGY CORPORATION:**
  - a. Application for a Variance under Article X, Section 190-66 from the requirements of Article VI of the Wakefield Zoning Bylaw pertaining to Dimensional Requirements related to a proposed gas station in conjunction with a drive-in retail store with fast food. The property is shown as Map 14C, Lot/Parcel(s) 17 of the Assessor's Maps and is located at **356 LOWELL STREET**.
  - b. Application for a Determination and/or Finding with respect to a continuation and extension of uses under Article IX, Section 190-50 seeking a Finding with respect to Section 190-50B of the Wakefield Zoning Bylaw, related to certain changes, extensions or alterations to the premises, including a new building with a gas station in conjunction with a drive-in retail store with fast food. The property is shown as Map 14C, Lot/Parcel(s) 17 of the Assessor's Maps and is located at **356 LOWELL STREET**.
  - c. Application for a Special Permit under Article VII, Section 190-30C, of the Wakefield Zoning Bylaw, to allow for reductions in the requirements and/or standards for off street parking and loading related to a proposed gas station in conjunction with a drive-in retail store with fast food. The property is shown as Map 14C, Lot/Parcel(s) 17 of the Assessor's Maps and is located at **356 LOWELL STREET**.
  - d. Application for a Variance under Article XIII, Section 190-80 of the Wakefield Zoning Bylaw, pertaining to signage requirements related to a proposed gas station in conjunction with a drive-in retail store with fast food. The property is shown as Map 14C, Lot/Parcel(s) 17 of the Assessor's Maps and is located at **356 LOWELL STREET**.
  - e. Application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 and 190-45 of the Wakefield Zoning Bylaw, for a drive-in retail store and fast food in conjunction with a gas station. The property is shown as Map 14C, Lot/Parcel(s) 17 of the Assessor's Maps and is located at **356 LOWELL STREET**.
- **(22-26) NELLY STREET NOMINEE 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 make changes extensions or alterations to an existing building as part of a conversion of said building into a three-family dwelling. The property is shown as Map 08, Lot/Parcel(s) 163 of the Assessor's Maps and is located at **6 NELLY STREET**.

4. OTHER MATTERS

- (21-29 to 21-31) – MBAR WAKEFIELD, LLC - 500 MAIN STREET – SANTANDER BANK- Discuss Materials
- (21-16) 101 CEDAR STREET – MICAH CANESTARO, TRUSTEE- Discuss Alternative Materials.

5. CLERK/BOARD COMMENTS

6. APPROVE MINUTES OF OCTOBER 27, 2021