



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

October 26th, 2022 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/85387123532?pwd=QkJMQjF6czVOMUVoUGRUcEFxaHpydz09>

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. 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 853 8712 3532 Passcode 321583. 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. In compliance with the Americans with Disability Act, this location is accessible to people with disabilities, Wakefield provides reasonable accommodations and/or language assistance free of charge upon request. If you are a person with a disability and require information or materials in an alternate format, or if you require any other accommodation, please contact the Town's Disability Coordinator, William Renault-Town Engineer at 781-246-6308 as far in advance of the event as possible. Every effort will be made to grant your request. Advance notification will enable the Town to make reasonable arrangements to remove an accessibility barrier for you.

AGENDA

1. CALL TO ORDER & ROLL CALL

2. CONTINUED HEARINGS

- **(22-39) o NORTH AVE WAKEFIELD, LLC**, application for a Comprehensive permit pursuant to M.G.L. Chapter 40B to develop a 38-unit residential dwelling. The property is shown as Map 2A, Lot/Parcel(s) 016-47B; 16A-2+; 015-47L of the Assessor's Maps and is located at **596 NORTH AVENUE**.

- **(23-5, 23-6, 23-7, 23-8) 198 ALBION STREET REAL ESTATE LLC:**
Application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 10 unit Garden apartment building with a combination of other uses including retail/service establishments and/or restaurant.
Application for a Special Permit under Article VI, Section 190-32.1 allowing reductions and/or alterations to the Dimensional Controls which are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw.
Application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw allowing reductions in the requirements and/or standards for off street parking and loading.
Application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to allow reductions in the requirements and/or standards for off street parking and loading.
The property is shown as Map 13, Lot/Parcel(s) 13 & 13C of the Assessor's Maps and is located at **198 ALBION STREET**.

- **(23-14, 23-15, 23-16, 23-17) KINGMAN BLOCK, LLC**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 seeking a Finding with respect to a continuation of a pre-existing nonconforming building, structure or use under Article IX, Section 190-50B of the Wakefield Zoning Bylaw, related to certain changes, extensions or alterations of the premises;



application for a Special Permit under Article VII, Section 190-30C seeking reductions in the requirements and/or standards for off street parking and loading under Article VII of the Wakefield Zoning Bylaw; application for a Special Permit under Article VI, Section 190-32.1 seeking reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw; application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 20 Unit Mid-rise apartment building with a mix or combination of other uses including restaurant and professional and business offices. The property is shown as Map 12, Lot/Parcel(s) 134B & 134+ of the Assessor's Maps and is located at **369-371 MAIN STREET**.

- **(23-22, 23-23, 23-24) ONE SYLVAN LLC**, application for a Special Permit under Article VI, Section 190-32.1, seeking a Special Permit and Site Plan Approval in conjunction therewith to allow a 7 unit Garden apartment building with a combination of other uses including retail service establishments and or restaurant the Applicant is seeking reductions and/or alterations to the Dimensional Controls which are required under Section 190-32D and Table 2 of the Wakefield Zoning Bylaw; application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 7 unit Garden apartment building with a combination of other uses including retail/service establishments and/or restaurant; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to allow reductions in 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 17, Lot/Parcel(s) OOB of the Assessors Maps and is located at **184 WATER STREET**.

3. **NEW HEARINGS:**

- **(23-30) ONE SYLVAN LLC**, application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to allow a retail/service establishment use. The property is shown as Map 17, Lot/Parcel(s) 00B of the Assessor's Maps and is located at **184 WATER STREET**.
- **(23-31) DANIELLE BLANCHETTE**, party aggrieved; for review of a decision made by the Building Inspector in violation of Section 190-23 of the Wakefield Zoning Bylaw contending applicant is operating a kennel which is not allowed in the district. The property is shown as Map 16, Lot/Parcel(s) 79E of the Assessor's Maps and is located at **65 SALEM STREET**.

-

4. **OTHER MATTERS:**

- **979 MAIN STREET**- Modification to Signage – Hear USA

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF OCTOBER 12, 2022**