



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

November 16<sup>th</sup>, 2022 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/89164141588?pwd=ZG5PY1M1bE9IN1YwMEJyNnpMbTVrdz09>

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 891 6414 1588 Passcode 309020. 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.**

- **(23-20, 23-21) SANDERSON RIBEIRO DO NASCIMENTO,** application for a Variance under Article X, Section 190-66 from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw to allow an addition onto the existing two-family dwelling; 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 related to an addition to be constructed onto the existing two-family dwelling. The property is shown as Map 15, Lot/Parcel(s) 042 of the Assessor's Maps and is located at **123 PLEASANT STREET.**
- **(23-22, 23-23, 23-24, 23-30) 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; 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) OOB of the Assessors Maps and is located at **184 WATER STREET.**

3. **NEW HEARINGS:**

- **(23-32) ANNA P. MORELLO,** application for a Special Permit and Site Plan Approval under Article VII, Section 190-36C and Article VIII, Section 190-45 of the Wakefield Zoning Bylaw for reductions in the requirements and/or standards for off street parking and loading under Article VII related to a proposed Business Office use of the premises. The property is shown as Map 18, Lot/Parcel(s) OVA of the Assessor's Maps and is located at **5 RICHARDSON STREET.**
- **(23-33) HALLMARK HEALTH PROPERTIES, INC,** application for a modification of a Special Permit and Site Plan Approval Decision granted, pursuant to Article VII, Section 190-30C and Section 190-45 of the Wakefield Zoning Bylaw, by the Board of Appeals and filed with the Town Clerk on August 31, 2016 to allow modifications to allow additional 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 22, Lot/Parcel(s) 042 of the Assessor's Maps and is located at 888 MAIN STREET.

- (23-34, 23-35) EDWARD B. MATHEWS & LISA M. MATHEWS, application for a Special Permit under article IV, Section 190-22A(1)(f) of the Wakefield Zoning Bylaw to add an accessory apartment to a single-family dwelling; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw related to a proposed accessory apartment. The property is shown as Map 38, Lot/Parcel(s) B83 of the Assessor's Maps and is located at 12 NELSON AVENUE.
- (23-36) ROBERT HAMM & MARTHA HAMM, 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 onto the existing building. The property is shown as Map 12, Lot/Parcel(s) 149 of the Assessor's Maps and is located at 45 ALBION STREET.

4. OTHER MATTERS:

- 69 FOUNDRY STREET – LAKE STREET DRAINAGE CLOSE OUT

5. CLERK/BOARD COMMENTS

6. APPROVE MINUTES OF OCTOBER 26, 2022