



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

August 17th, 2022 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/85404621457?pwd=NmFYbVlqTnBMSlVGVHhZVFQ4YVcwQT09>

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 854 0462 1457 Passcode 210961. 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.
- (22-52, 22-53, 22-54, 22-55) NOURIA ENERGY CORPORATION, application for a Variance under Article XIII, Section 190-80 of the Wakefield Zoning Bylaw pertaining to signage requirements related to a proposed gasoline station in conjunction with a retail store and fast food; application for a Special Permit under Article VII, Section 190-36C 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 gasoline station in conjunction with a retail store and fast food; application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 and 190-45 of the Wakefield Zoning Bylaw, for fast food in conjunction with a gasoline station and retail store; application for a Determination and/or Finding with respect to a continuation and extension of non-conforming uses under Article IX, Section 190-50B of the Wakefield Zoning Bylaw related to certain changes, extensions or alterations to the premises, including a new building with a gasoline station in conjunction with a retail store and 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.
- (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**.

3. **NEW HEARINGS:**

- **(23-10, 23-11) NICHOLYN DEPAOLO**, 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 dwelling; application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 related to an addition to be constructed onto the existing dwelling. The property is shown as Map 27, Lot/Parcel(s) S26 of the Assessor's Maps and is located at **16 OVERLOOK ROAD**.
- **(23-12, 23-13) THOMAS GUERRIERO & STEPHANIE E. GUERRIERO**, 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 an existing single-family dwelling; application for a Variance under Article X, Section 190-66 from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw related to an addition to be constructed onto the existing dwelling. The property is shown as Map 37, Lot/Parcel(s) DX12 of the Assessor's Maps and is located at **20 DEXTERS LANE**.
- **(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**.
- **(23-18) EMANUEL SEVEN LLC**, 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 two-family dwelling.

The property is shown as Map 13, Lot/Parcel(s) 057 of the Assessor's Maps and is located at **151 BROADWAY.**

- **(23-19) RKACO, LLC,** 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 reconstruct a single family dwelling. The property is shown as Map 03, Lot Parcel(s) 0P4 of the Assessor's Maps and is located at **143 ELM STREET.**

4. **OTHER MATTERS:**

- **200 WATER STREET – RD&D, LLC** – Review Lighting Plan/Specs and O&M Plan
- **63 BAY STATE ROAD – AT&T**- Modification to an Existing Cell Tower
- **451 MAIN STREET – CVS** – Discuss Window Signage

5. **CLERK/BOARD COMMENTS**

- Reorganization to Nominate and Appoint Chair and Clerk to the Board

6. **APPROVE MINUTES OF JULY 13, 2022**