



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

November 15, 2023 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/81677466501?pwd=bzOREJbrkWoKhy94YpINUonCgWWC1N.1>

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 816 7746 6501 Passcode 574023. 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

- (23-43, 23-44, 23-45, 23-46, 23-47, 23-48, 23-49, 23-50) GRANITZ FAMILY TRUST LLC, application for a Special Permit and Site Plan approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to raze some of the existing structures on the premises and create three separate lots with a 19 unit Mid-Rise apartment building on Lot 11, a single-family dwelling on Lot 12, and a single-family dwelling on Lot 13; 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 to allow reductions in the requirements and/or standards for off street parking and loading; application for a Special Permit under Article VI, Section 190-31C of the Wakefield Zoning Bylaw pursuant to Section 190-31C(1) allowing a driveway to exceed a width of 20 feet; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Sections 190-31C(1) and 190-37 of the Wakefield Zoning Bylaw, including, but not limited to, allowing a driveway to serve more than one lot; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Section 190-35 of the Wakefield Zoning Bylaw allowing the premises to be divided or subdivided; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including, but not limited to, lot frontage, lot width, setbacks, buffers, and lot shape requirements under Section 190-31K relating to Lot 13; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including, but not limited to, lot frontage, lot width, setbacks, buffers, and lot shape requirements under Section 190-31K relating to Lot 12. The properties are shown as Map 38, Lot/Parcel(s) 16A, 17A+, 16B of the Assessor's Maps and are located at 314, 330, 336 SALEM STREET.
- (23-70, 23-71, 23-72) A&E REALTY TRUST, 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 therewith to allow a 16 unit Garden apartment building with a combination of other uses including retail/service establishments and/or restaurant; application for a Special Permit under Article VII,



Section 190-36C of the Wakefield Zoning Bylaw seeking reductions in the requirements and/or standards for off street parking and loading; application for a Special Permit under Article VI, Section 190-32.1 seeking 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. The property is shown as Map 18, Lot/ Parcel(s) 6B, 6I & 6J of the Assessors Maps and is located at 460-466 & 472 MAIN STREET.

- (24-11) 361 SALEM STREET WAKEFIELD, LLC, application for a Special Permit and Site Plan Approval pursuant to Article VII, Section 190-36C and Article VII, Section 190-45 of the Wakefield Zoning Bylaw, to allow reductions in the requirements and/or standards for off street parking and loading related to a two-family dwelling to be constructed on the premises. The property is shown as Map 37, Lot/Parcel(s) A14 of the Assessors Maps and is located at 361 SALEM STREET.

3. **NEW HEARINGS:**

- (24-15, 24-16) DENNIS M. FOOTE AND DANIELLE E. FOOTE, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50A of the Wakefield Zoning Bylaw related to an addition to be constructed onto the existing building; application for a Variance under Article X, Section 190-66 seeking a Variance 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 19, Lot/Parcel(s) W27A of the Assessors Maps and is located at 45 STARK AVENUE.
- (24-17) JAMES HUTTON, JOAN HUTTON AND PATRICIA L. REED, application for a Variance under Article X, Section 190-66 seeking a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw related to a proposed addition onto a two-family dwelling, which is under condominium form of ownership. The property is shown as Map 17, Lot/Parcel(s) 0242 of the Assessors Maps and is located at 29 PARK STREET.
- (24-18) THREE DUCKLINGS LEARNING CENTER, INC., application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to allow a day-care center in the existing building. The property is shown as Map 31, Lot/Parcel(s) 74GC+ of the Assessors Maps and is located at 20 DELCARMINE STREET.
- (24-19) MARGARET C. WILSON, TRUSTEE OF THE WILSON FAMILY TRUST, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50A of the Wakefield Zoning Bylaw to allow additions onto the existing dwelling. The property is shown as Map 16, Lot/Parcel(s) 86B of the Assessors Maps and is located at 47 SALEM STREET.
- (24-20) 32 NAHANT STREET, LLC, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B, to authorize construction of thirty-two (32) rental units. The properties are shown as 32-32A NAHANT STREET/PARCEL ID 19-162-01A; 36 NAHANT STREET/PARCEL ID 19-163-003 of the Assessors Maps.

4. **OTHER MATTERS:**

- (19-39) 998-1000 MAIN STREET – GREENWOOD STATION, LLC – Request for Minor Modification

5. **CLERK/BOARD COMMENTS:**

6. **APPROVE MINUTES OF OCTOBER 25, 2023**