



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

December 13, 2023 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/83642890437?pwd=OJYh0M9ocvR3YA3QmlJKRwAPJdXpSO.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 836 4289 0437 Passcode 753851. 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.
- (23-66, 23-67, 23-68) MEERA LLC & SKYGROUP INVESTMENTS, LLC, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Sections 190-50 and Section 190-50B of the Wakefield Zoning Bylaw related to certain changes, extensions or alterations to the premises, including a new additional building with a service



establishment in conjunction with the existing hotel use; application for a Special Permit under Article IV, Sections 190-23 and 190-45 of the Wakefield Zoning Bylaw for a service establishment use; application for a Variance under Article X, Section 190-66 and the requirements of Article VI and Table 2 and Article VII of the Wakefield Zoning Bylaw related to a service establishment use in conjunction with the existing hotel use. The property is shown as Map(s) 36W & 41, Lot/Parcel(s) 07A & 26F of the Assessors Maps and is located at 1 AUDUBON ROAD.

- (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.
- (23-77, 23-78, 23-79) NORTH EAST WAREHOUSE BOSTON, LLC, application for a Special Permit and Site Plan Review under Article IV, Section 190-23 and 190-45 of the Wakefield Zoning Bylaw to construct an addition to an existing building for retail or service use accessory to the allowed warehouse use; application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 and 190-50B of the Wakefield Zoning Bylaw related to certain changes, extensions or alterations to the premises, including an addition to an existing building; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from 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) 1924 of the Assessors Maps and is located at 3 MELVIN STREET.
- (24-10) THE RESIDENCES AT NAHANT LLC, application for a Comprehensive permit pursuant to M.G.L. Chapter 40B and 760 CMR 56, et. seq., to construct a 100 unit rental apartment building. The properties are shown as 119 NAHANT STREET/PARCEL ID 19-284-S35E+; 0 NAHANT STREET/PARCEL ID 19-289A-149B; 127 NAHANT STREET/PARCEL ID 19-283-S1A3; 135 NAHANT STREET/PARCEL ID 19-282-S35C of the Assessors Maps.

### 3. NEW HEARINGS:

- (24-21, 24-22, 24-23) VICTOR PASSACANTILLI JR. & CHRISTINE PASSACANTILLI, 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 seeking a Variance from the requirements of Section 190-22A(1)(f) of the Wakefield Zoning Bylaw related to a proposed accessory apartment. 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 proposing to construct an addition onto the existing dwelling. The property is shown as Map 9, Lot/Parcel(s) OL3 of the Assessors Maps and is located at 16 WEST PARK DRIVE.
- (24-24) TOWN OF WAKEFIELD PERMANENT BUILDING COMMITTEE, application for a party aggrieved; for review of a decision made by the Building Inspector. The applicant is appealing the decision from the Building Inspector, pursuant to MGL c. 40A, Section 8 and Article X, Section 190-65 of the Bylaw, to allow the construction of a new Wakefield Memorial

High School including the new building, structures, associated driveways, parking, walkways, athletic fields and facilities, utilities, and stormwater management. The property is shown as Map 40A Parcel/Lot 17AA; Map 40 Parcel/Lot 17A18; Map 40 Parcel/Lot 017; Map 40A Parcel/Lot 17C; Map 40B Parcel/Lot 017 of the Assessors Maps and is located at **30-64 FARM STREET**.

4. **OTHER MATTERS:**

- **o CHERRY LANE – NGHI LUU** – Discuss/Vote Scrivener’s Affidavit

5. **CLERK/BOARD COMMENTS:**

6. **APPROVE MINUTES OF NOVEMBER 15, 2023**