



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

May 10, 2023 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/83982423726?pwd=TkJBU0JrREVFMmZlUVVlQWYwczg4Zz09>

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 839 8242 3726 Passcode 832230. 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

- (23-14, 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.
- (23-39, 23-40, 23-41, 23-42) NEW CREEK LLC, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 124 unit Mid-Rise apartment building; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw 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 Variance Under Article X, Section 190-66 of the Wakefield Zoning Bylaw seeking a Variance from 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 VII, Section 190-36C of the Wakefield Zoning Bylaw allowing 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 10, Lot/Parcel(s) 46H of the Assessor's Maps and is located at 10 BROADWAY.
- (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.
- **(23-51) DANA RODRIGUES**, application for a Special Permit under Article XVI, Sections 190-99E; 190-100; 190-101.C.1 of the Wakefield Zoning Bylaw to allow a wall sign on the Albion Street side of the building. The property is shown as Map 12, Lot/Parcel(s) 154 of the Assessors Maps and is located at 377 MAIN STREET.
 - **(23-73, 23-74) 335 WASHINGTON STREET, LLC**, application for a Variance under Article XIII, Section 190-80 of the Wakefield Zoning Bylaw pertaining to signage requirements related to the existing Automobile Dealership; application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 under Section 190-50B of the Wakefield Zoning Bylaw, related to certain changes, extensions or alterations to the premises, including the construction of an addition onto an existing building. The property is shown as Map 2A & 2B, Lot Parcel(s) 47C & 44AB+ of the Assessors Maps and is located at 610-614 NORTH AVENUE.
3. **NEW HEARINGS:**
- **(23-80) NATANAEL D. AND ELIZABETH H. FERREIRA**, 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 allow the construction of additions onto a two-family dwelling. The property is shown as Map 12, Lot/Parcel(s) 008 of the Assessors Maps and is located at 33 EMERSON STREET.
 - **(23-81) JAMES AND ROCHELLE OWENS**, 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 a single-family dwelling. The property is shown as Map 28, Lot/Parcel(s) 16D of the Assessors Maps and is located at 1 HARRISON LANE.
 - **(23-82) 360 WATER STREET REVOCABLE LIVING TRUST**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, applicant is reconstructing a single-family dwelling that was destroyed by a fire as allowed by right pursuant to Article IX, Section 190-53 of the Wakefield Zoning Bylaw, as part of the reconstruction the Applicant desires to add a third story that does not meet the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw. The property is shown as Map 31, Lot/Parcel(s) AJ17 of the Assessors Maps and is located at 360 WATER STREET.
4. **OTHER MATTERS**
- **(22-16, 22-17, 22-18, 22-19) 347, 357 MAIN STREET & 3 CHESTNUT STREET – THE SAVINGS BANK** – Final Certificate of Occupancy Letter
 - **8 ALBION STREET**- Pre-Application Site Plan Waiver Request

5. CLERK/BOARD COMMENTS
6. APPROVE MINUTES OF APRIL 26, 2023