



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

March 23rd, 2022 | 7:00 p.m.

Via Zoom: <https://zoom.us/j/99104763231?pwd=ektVS3B2VUFMaDRxbEIQRDhOc015Zz09>

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. Persons who wish to do so are invited to click on the following link <https://zoom.us/j/99104763231?pwd=ektVS3B2VUFMaDRxbEIQRDhOc015Zz09>. 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 991 0476 3231 Passcode 241220. 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 HEARING

- **(21-43, 21-44) SGD MANAGEMENT GROUP LLC**, application for a Special Permit and Site Plan Review under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 5 unit Mid-Rise or Garden Apartment building with a combination of other uses including retail or service establishment; application for a Special Permit under Article VI, Section 190-32.1 allowing reductions and/or alterations to Dimensional Controls that are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw. The requested reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side, and rear setback, floor area ratio, building coverage, and open area. The property is shown as Map 18, Lot/Parcel(s) K41 of the Assessor's Maps and is located at **97-99 WATER STREET**.

- **(21-50, 21-51, 21-52) CCF QUANNAPOWITT PROPERTY COMPANY, LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 and 190-45 of the Wakefield Zoning Bylaw, to allow multifamily Mid-rise and Garden Apartment buildings containing 485 residential units mixed and combined with a Restaurant use; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw allowing reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations). The requested reductions and/or alterations include, and are not limited to, requirements relating to height; application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw, to allow the Restaurant use. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessor's Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.



- **(22-36) DEREK & KRISTA POPEK**, application for a Special Permit under Section 190-45 of the Wakefield Zoning Bylaw to raze an existing detached garage and construct an attached garage with master bedroom/bathroom, laundry, office & kitchen extension. The property is shown as Map 28, Lot/Parcel(s) 006 of the Assessor's Maps and is located at **259 VERNON STREET**.
- **(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**.

3. **NEW HEARINGS:**

- **(22-43) WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT**, application for a Modification of Site Plan and Special Permits, decision(s) dated 2012 to permit the addition of solar panels to the roof of the existing structure. The property is shown as Map 11, Parcel 85; Map 5, Parcel 46A+ and Map 5, Parcel 46B of the Assessor's Maps and is located at **480, 488 & 490 NORTH AVENUE**.
- **(22-44, 22-45) JOSEPH E. MARTIN & MARY K. MARTIN**, application for a Variance under Article VI, Section 190-34 & Table 2 of the Wakefield Zoning Bylaw to construct a one-story addition requiring a side yard variance due to an odd lot shape. The property is shown as Map 37, Lot/Parcel(s) C10A of the Assessors Maps and is located at **11 COOLIDGE PARK**.

4. **OTHER MATTERS:**

- **(21-38) 611 SALEM STREET – ELITE METAL FRAMING & CONSTRUCTION, INC.** – Request to withdraw without prejudice.
- Request from the **Wakefield Municipal Gas & Light Department** to discuss and do a brief presentation on the following - Electrical Clearances; Location of Pad-Mount Equipment; Rooftop Solar on New Developments; Electric Vehicle Charging Stations

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF MARCH 9, 2022**