



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

January 13<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/88185464044?pwd=ZnFkektoTDdtVmpNYUFRZm9wbWNHdz09>

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting, but 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://us02web.zoom.us/j/88185464044?pwd=ZnFkektoTDdtVmpNYUFRZm9wbWNHdz09>. 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 881 8546 4044 Passcode 778950. 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.

### AGENDA

#### 1. CALL TO ORDER

#### 2. CONTINUED HEARINGS

- **(21-12, 21-13, 21-14) 610 SALEM STREET WAKEFIELD, LLC**, application for a Variance 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 30 unit Mid-rise apartment building; 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 under Article VII of the Wakefield Zoning Bylaw; 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). The property is shown as Map 39A, Lot/Parcel(s) 35 of the Assessor's Map and is located at **610 SALEM STREET**.
  
- **(21-22, 21-23, 21-24) 168 LEXINGTON STREET, LLC**. - Application for a Special Permit and Site Plan Approval pursuant to Article VI, Section 190- 32 of the Wakefield Zoning Bylaw to allow a 21 unit Mid-Rise Apartment building with a combination of another use being an Office Use; Application for a Special Permit pursuant to 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 may include, and are not limited to, requirements relating to, lot frontage and width, front, side, and rear setback, height, floor area ratio, building coverage, and open area; Application for a Special Permit pursuant to Section 190-36C of the Wakefield Zoning Bylaw to allow 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 41, Lot/Parcel(s) 027 of the Assessor's Maps and is located at **525-527 SALEM STREET**.

- **(21-27) CHRISTOPHER J. MURPHY**, application for Site Plan Approval from Section 190-45 of the Wakefield Zoning Bylaw and a Determination and/or Finding with respect to a Continuation and Extension of nonconforming uses from Section 190-50 of the Wakefield Zoning Bylaw to raze an existing nonconforming structure and construct a new 2-family conforming structure. The property is shown as Map 17, Lot/Parcel(s) 158 of the Assessor's Maps and is located at **10 OTIS STREET**.

3. **NEW HEARINGS**

- **(21-28) TOWN OF WAKEFIELD-ALBION CULTURAL EXCHANGE**, application for a Special Permit under Article XVI, Sections 190-99 & 190-100 of the Wakefield Zoning Bylaw to allow a projecting bracket sign. The property is shown as Map 12, Lot/Parcel(s) 134C of the Assessor's Maps and is located at **9-11 ALBION STREET**.
- **(21-29, 21-30, 21-31) MBAR WAKEFIELD, LLC**, application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to allow for a drive in bank on the premises; 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 bank use; application for a Special Permit under Article VII, Section 190-37A of the Wakefield Zoning Bylaw to allow off-street parking areas to be provided on another lot in the same ownership as the principal use. The property is shown as Map 18, Lot/Parcel(s) 6C6E of the Assessor's Maps and is located at **500 MAIN STREET**.
- **(21-32, 21-33) JAMES F. HUTTON & JOAN H. HUTTON**, 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 an addition onto the existing 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 on the existing dwelling. The property is shown as Map 23, Lot/Parcel(s) 134 of the Assessor's Maps and is located at **111 GREENWOOD AVENUE**.

4. **OTHER MATTERS**

- **(19-12, 19-13, 19-14, 19-15) – 291 SALEM STREET - DALJINDER MANN – Modification to Site Plan and Certificate of Occupancy Discussion**
- **(17-39, 17-40, 17-41) – 69 FOUNDRY STREET – MELANSON DEVELOPMENT GROUP – Discuss Modifications**
- **1077 MAIN STREET – T-MOBILE** – Request for Administrative Relief to Modify an Existing Wireless Facility.

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF DECEMBER 16, 2020**

7. **ADJOURNMENT**