



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

February 10<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/84666785990?pwd=RzYrcTNnMzZCU0NBdzRheWICSnVCQT09>

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/84666785990?pwd=RzYrcTNnMzZCU0NBdzRheWICSnVCQT09>. 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 846 6678 5990 Passcode 048949. 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 & ROLL CALL

### 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**.



- **(21-29, 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**.
- **(21-35) EMERSON STREET HOLDINGS, LLC**, application for a Determination and/or Finding with respect to a Continuation and Extension of nonconforming uses under Section 190-50 of the Wakefield Zoning Bylaw to permit an addition to be constructed onto the existing dwelling. The property is shown as Map 12, Lot/Parcel(s) 111 of the Assessor's Maps and is located at **8-10 EMERSON STREET**.

### 3. **NEW HEARINGS**

- **(21-36) CHARLES REALTY, LLC, CHARLES J. DOHERTY, MANAGER**, application for Modification of eight (8) decisions all dated June 12, 2017, as modified by decision dated June 11, 2019 to modify the approved plans to construct an 8-unit multi-family dwelling. The property is shown as Map 14C, Lot/Parcel(s) 158-27B and a portion of 27C (et.seq.) of the Assessor's Map and is located at **404 LOWELL STREET**.
- **(21-37) CRESCENT COMMONS DEVELOPMENT, LLC**, application for a Comprehensive permit pursuant to M.G.L. Chapter 40B to raze existing structures and build a Multifamily Dwelling with 56 rental units. The property is shown as Map 17, Lot/Parcel(s) 171, 172 and 173 of the Assessor's Maps and is located at **44, 46 and 48 CRESCENT STREET**.

### 4. **OTHER MATTERS**

- **(17-39, 17-40, 17-41) – 69 FOUNDRY STREET – MELANSON DEVELOPMENT GROUP** – Discuss Occupancy

### 5. **CLERK/BOARD COMMENTS**

### 6. **APPROVE MINUTES OF JANUARY 27, 2021**

### 7. **ADJOURN**