

BOARD OF APPEALS AGENDA FOR SEPTEMBER 11, 2019 CLERK
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL WAKEFIELD, MA
FIRST FLOOR CONFERENCE ROOM,
LAFAYETTE STREET, WAKEFIELD, MA 01880 2019 SEP -6 AM 10: 47

CONTINUED HEARINGS

1. **(18-36 & 18-37) HENRY GREGORIO & JANET R. GREGORIO**, Application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to, lot area and yard setback requirements relating to Lot 1. Application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to, lot frontage, lot width and yard setback requirements relating to Lot 2. The petitioner desires to create two separate lots with an existing single-family dwelling on Lot 1 and a new single-family dwelling on Lot 2. The property is shown as Map 25, Lot/Parcel 010 of the Assessors Maps and is located on a portion of **7 GLENDALE AVENUE AND WILDWOOD STREET**.
2. **(19-23) DB5 DEVELOPMENT GROUP LLC-ANTHONY BONACORSO (MANAGER)**, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B & 790 CMR 56.00 to raze existing structures and construct 3 multi-family buildings with 190 total rental units. Existing access way (Tarrant Lane) to be replaced with a parking lot way accessing surface parking, and providing emergency vehicle access. Additional parking to be located in subsurface garages. The property is shown as Map 04, Lot/Parcel(s) 073-2A2C of the Assessors Maps and is located at **TARRANT LANE**.
3. **(19-39) GREENWOOD STATION, LLC**, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B to develop a 27 unit apartment building over a podium parking deck. The property is shown as Map 24, Lot/Parcel(s) 81 & 71A of the Assessors Maps and is located at **998-1000 MAIN STREET**.
4. **(19-68, 19-69, 19-70) NGHI LUU**, application for a Variance under Article VI, Section 190-31H of the Wakefield Zoning Bylaw to permit a building or structure within 50 feet of the embankment of any open stream; application for a Variance under Article VI and Table 2 of the Wakefield Zoning Bylaw to allow 3 stories in a Single Residential District; application for a Variance under Article VI, Table 2 to reduce the front yard setback. The property is shown as **Map 26, Lot/Parcel(s) 58B-124 of the Assessors Maps and is located at CHERRY LANE, A/K/A 0 GREENWOOD STREET**.
5. **(20-4) ANTHONY ARCARI & 259 WATER STREET LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 16 unit Mid-Rise Apartment building. The property is shown as Map 31, Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET**.
(20-5) ANTHONY ARCARI & 259 WATER STREET LLC, application for a Special Permit and Site Plan Approval in conjunction therewith to allow a 16 unit Mid-Rise Apartment building, under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw seeking reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (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, height, floor area ratio, building coverage, and open area. The property is shown as Map 31, Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET**.
(20-6) ANTHONY ARCARI & 259 WATER STREET LLC, application for a Special Permit and Site Plan Approval in conjunction therewith to allow a 16 unit Mid-Rise Apartment building 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. The property is shown as Map 31, Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET**.

NEW HEARINGS

1. **(20-8) WATERSTONE WAKEFIELD LLC**, application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to allow a research or testing laboratory use on the Premises. The Petitioner would like to utilize the premises for a combination of office use and research or testing laboratory use. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.
(20-9) WATERSTONE WAKEFIELD LLC, application for a Special Permit under Article VIII, Section 190-47 of the Wakefield Zoning Bylaw in order to encompass any uses accessory to the office use and research or testing laboratory use which are necessary in connection with scientific research or scientific development or related

production. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY.**

(20-10) WATERSTONE WAKEFIELD LLC, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50B of the Wakefield Zoning Bylaw related to certain proposed improvements and/or additions to the premises. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY.**

2. **(20-11, 20-12, 20-13, 20-14) WAKEFIELD INVESTMENTS, INC**, application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 12 unit Garden Apartment building; an 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/or Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw; application for a Special Permit under Article VII, Section 190-36C 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 Variance under Article X, Section 190-66 seeking a Variance from the requirements of Article VI of the Wakefield Zoning Bylaw related to a 12 unit Garden Apartment building. The property is shown as Map 12, Lot/Parcel(s) 050 of the Assessors Maps and is located at **301 NORTH AVENUE.**
3. **(20-15 & 20-16) 590 MAIN STREET WAKEFIELD, LLC**, 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 under Section 190-50B related to certain proposed improvements and/or additions to the premises and the building, including the gas station and car wash. The Applicant is also requesting a modification of a prior decision of the Board of Appeals on August 17, 1971; an application for a Variance under Article XIII, Section 190-80 of the Wakefield Zoning Bylaw related to proposed signage for the premises. The property is shown as Map 18, Lot/Parcel(s) 88A of the Assessors Maps and is located at **590 MAIN STREET.**
4. **(20-17) JEFFREY MURRAY**, 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 change from a dual use of gas station and auto repair to auto repair only. The property is shown as Map 08, Lot/Parcel(s) 113E-1AA of the Assessors Maps and is located at **343 ALBION STREET.**

OTHER MATTERS

1. **3 EATON COURT – ANTHONY SABATINO – Modification to Plan**
2. **39 TUTTLE STREET – CAROL’S CAFÉ – Review Signage**
3. **372-374 MAIN STREET – IRONSIDE FINANCIAL – Review Signage**

CLERKS REPORT

APPROVE MINUTES OF AUGUST 14, 2019