

**LEGAL NOTICE  
PUBLIC HEARING  
BOARD OF APPEALS  
TOWN OF WAKEFIELD**

In accordance with the provisions of Chapter 40A of the General Laws of Massachusetts, the Zoning Board of Appeals will hold a Public Hearing at the William J. Lee Memorial Town Hall, 1st Floor Conference Room, 1 Lafayette Street, on **WEDNESDAY, MAY 8, 2019** commencing at 7:00 PM to hear and act upon the following:

**1. CONTINUED HEARINGS**

**2. (19-46) RBBJM REALTY TRUST**, application for a Special Permit under Article IV, Section 190-32 of the Wakefield Zoning Bylaw to convert an existing space to a beauty salon/service establishment. The property is shown as Map 17, Lot/Parcel(s) 264-196BE of the Assessors Maps and is located at **19 NEW SALEM STREET, UNIT E**.

**3. (19-47) TALL SPIRE NURSERY SCHOOL, INC.**, application for a Special Permit under Section 190-32 of the Wakefield Zoning Bylaw to allow a nursery school/day care use. The property is shown as Map 18, Lot/Parcel(s) 216-004 of the Assessors Maps and is located at **37 WATER STREET**.

**4. (19-48) 27 & 37 WATER STREET LLC & 450 MAIN STREET**, application to permit certain modifications to approved decisions/plans relating to the buildings layout, façade and/or use. The property is shown as Map 18, Lot/Parcel(s) 003 & 004 of the Assessors Maps and is located at **27 & 37 WATER STREET**.

**5. (19-49 & 19-50) 61-63 CHESTNUT STREET, LLC**, application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw for the conversion of a four-family dwelling and an application for a Variance under Article VI, Section 190-32.G of the Wakefield Zoning Bylaw for area variance required for lot size and unit floor area required to convert to a legal four-family dwelling use. The property is shown as Map 07, Lot/Parcel(s) 048-070 of the Assessors Maps and is located at **61-63 CHESTNUT STREET**.

**6. (19-51) DONNA O'HARE, TRUSTEE OF NUTILE FAMILY TRUST**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, the Petitioner is seeking a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including but not limited to lot frontage, lot width and lot area in order to render the lot as buildable for a single family dwelling. The property is shown as Map 30, Lot/Parcel(s) 49T of the Assessors Maps and is located at **BUTLER AVENUE, MAP 30, PARCEL 49T**.

**7. (19-52) MODERN COLLISION CENTER, INC.**, application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to allow the display and sale of vehicles. The property is shown as Map 30, Lot/Parcel(s) 0P3 of the Assessors Maps and is located at **61 NEW SALEM STREET**.

**BOARD OF APPEALS**

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TOWN CLERK  
WAKEFIELD, MA