



TOWN OF WAKEFIELD

Benjamin P. DeChristoforo, Inspector of Buildings
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BUILDING PERMITS ISSUED JULY 2022

Building Permits Granted	70
Electrical Permits Granted	41
Plumbing Permits Granted	30
Gas Permits Granted	19
Building Inspections Made	92
Electrical Inspections Made	66
Plumbing Inspections Made	56
Gas Inspections Made	28
Inspections with Fire Prevention Officer	2
Request for Zoning Interpretation	24
Complaints Investigated Re: Zoning Bylaws	6
Single Family Dwelling Permits Issued	3
Multiple Family Dwelling Permits Issued	1
Swimming Pool Permits Issued	2
Solar	1
Lodging House Inspections	3
Day School Inspections	2
Certificate of Occupancy Permits Issued	3
Certificate of Inspection Permits Issued	5
Total Valuation of Permits Issued	\$21,771,187.00
Permit Fees Collected	\$271,577.00

Very truly yours,
Benjamin P. DeChristoforo
Inspector of Buildings



JULY 2022 BUILDING PERMITS

PERMIT NUMBER	FEE	DATE ISSUED	OWNER NAME	WORK ADDRESS	ESTIMATED COST	DESCRIPTION OF WORK	CONTRACTOR NAME
BP-21-294	\$ 2,472.00	7/20/2022	CHARLES REALTY LLC	404 LOWELL ST	\$ 206,000.00	ADDITIONAL PROJECT COST-8 UNIT MULTI-FAMILY	CHARLES J DOHERTY
BP-22-414	\$ 180.00	7/1/2022	JOHN J MCDONALD	20 AVON ST	\$ 15,000.00	KITCHEN RENOVATION	
BP-22-415	\$ 220.00	7/1/2022	BAIROS LAUREN - BAIROS FERNANDO	34 MADISON AVE	\$ 18,000.00	STRIP AND REROOF	REYNALDO GARCIA AVELAR
BP-22-416	\$ 60.00	7/1/2022	Nancy Lobo	276 NAHANT ST	\$ 5,000.00	REMOVAL OF LOAD BEARING WALL BETWEEN KITCHEN AND DINING ROOM	ROBERT F TORO
BP-22-417	\$ 216.00	7/1/2022	MICHELLE SCHENK BACHMAN - BACHMAN, DENNIS P	215 SALEM ST	\$ 18,000.00	BATHROOM REMODEL	BRUCE L VELIZ
BP-22-418	\$ 156.00	7/1/2022	JOSEPH A CERNIGLIA TRS - CERNIGLIA TRS, NANCY M - 22 SWEETSER REALTY TRUST	22 SWEETSER ST	\$ 13,000.00	REPLACEMENT OF 5 WINDOWS	JAIME L MORIN
BP-22-419	\$ 180.00	7/1/2022	SOLOMON KATTAR - ODO NOVAN, AISLING	40 CONVERSE ST	\$ 15,000.00	REMODEL EXISTING 2nd FLOOR BATHROOM/SLIGHTLY ALTER LAYOUT	CHRISTOPHER J DIPERSIO
BP-22-420	\$ 336.00	7/1/2022	KENNETH LOZZI	193 VERNON ST, Unit 1	\$ 28,000.00	SIDE PORCH WITH ROOF	MICHAEL LOZZI, II
BP-22-421	\$ 50.00	7/1/2022	KRISTIN DUPRE - BELLIVEAU, JORDAN	48 WEST PARK DR	\$ 4,000.00	SHED INSTALL	
BP-22-422	\$ 720.00	7/1/2022	CROWN CASTLE	14 AUDUBON RD	\$ 60,000.00	TELECOMMUNICATIONS/AT&T - REPLACEMENT OF ANTENNAS AND UPGRADE EQUIPMENT AT EXISTING WIRELESS FACILITY -	GEOFFREY D FORSE
BP-22-423	\$ 7,764.00	7/5/2022	HERITAGE BUILDERS INC.	66 BUTLER AVE	\$ 647,000.00	SINGLE FAMILY DWELLING	Joseph Surianello
BP-22-424	\$ 600.00	7/5/2022	STACY NARVAEZ	32 CEDAR ST	\$ 50,000.00	REMODEL KITCHEN (NO STRUCTURAL WORK PER SCOPE)	
BP-22-425	\$ 120.00	7/5/2022	BRETT D TR RUDY - RUDY, KERRI A TR - RUDY INVESTMENT TRUST	27 PENFIELD CIR	\$ 10,000.00	REPLACE ELEVEN (11) WINDOWS	MANUEL D VASCONCELOS
BP-22-426	\$ 156.00	7/5/2022	MICHAEL DOWNING - DOWNING, LAUREN	65 EUNICE CIR	\$ 12,347.00	REPLACE ELEVEN (11) WINDOWS	MANUEL D VASCONCELOS
BP-22-427	\$ 300.00	7/5/2022	GREENWOOD REALTY TRUST	150 GREENWOOD ST	\$ 25,000.00	STRIP & REROOF, REPAIR BALISTERS & HANDRAILS ON FRONT & REAR PORCHES	ROBERT BURK
BP-22-428	\$ 168.00	7/5/2022	138 SALEM ST. LLC	138 SALEM ST	\$ 14,000.00	ADD STORAGE UNITS IN BASEMENT (NO FLOOR PLAN ALTERATION)	RYAN GRASSO
BP-22-429	\$ 120.00	7/5/2022	LOUIS E III FREDERICK - FREDERICK, MARY GRACE	11 CHARLES ST	\$ 10,000.00	CREATE BATHROOM ON SECOND FLOOR, CREATE BATHROOM ON THIRD FLOOR	
BP-22-430	\$ 360.00	7/7/2022	LEON JASON M - LEON JENNIFER A	45 VALE VIEW RD	\$ 29,995.00	INSTALL ABOVE GROUND SWIMMING POOL	Peter de Bernardo
BP-22-431	\$ 360.00	7/7/2022	GEORGE KADDARAS III - KADDARAS, LAURA M	28 CHURCH ST	\$ 29,995.00	INSTALL ABOVE GROUND SWIMMING POOL	Peter deBernardo
BP-22-432	\$ 528.00	7/7/2022	MATTHEW FLYNN - FLYNN, VIRGINIA MARIE	27 MACKENZIE LN	\$ 44,000.00	REMODEL KITCHEN	BRIAN J CHUTE
BP-22-433	\$ 114.00	7/7/2022	WALTER R OKEEFE - OKEEFE, JANE B	78 KENDRICK RD	\$ 9,500.00	STRIP & REROOF	DANIEL A BURKE
BP-22-435	\$ 180.00	7/12/2022	JENNIFER OSORIO - BELLIVEAU, JOSEPH	118 VERNON ST	\$ 15,000.00	BATHROOM REPAIR/REMODEL, INSULATE, REPLACE TILE FLOOR	
BP-22-436	\$ 96.00	7/12/2022	GUERTIN, STEPHEN P - ANNE M GUERTIN	193 BROADWAY	\$ 7,200.00	STRIP & REROOF - MAIN ROOF AND FRONT PORCH - 11 SQ ASPHALT	DANIEL A BURKE
BP-22-437	\$ 180.00	7/12/2022	ISAURA DASILVA - DASILVA, MANUEL P	13 ROSEMARY AVE	\$ 15,000.00	STRIP AND REROOF - INSTALL SHINGLES	KEVIN A ROBINSON
BP-22-438	\$ 2,208.00	7/12/2022	JESSIE WILSON - WYMAN, GEORGE	9 CUTTER ST	\$ 184,000.00	REMOVE 2ND STORY CAPE TO ADD FULL 2ND FLOOR	BRADLEY DANOFF
BP-22-439	\$ 240.00	7/12/2022	DEREK CAMPS-CAMPINS TR - CAMPS-CAMPINS TR, CHERYL ANNE - CAMPS-CAMPINS REV TRUST	1 THAYER CIR	\$ 20,000.00	REPLACE EXISTING DECK	PENILTON DASILVA
BP-22-440	\$ 180.00	7/12/2022	Alana Casey	145 GREENWOOD ST	\$ 15,000.00	STRIP AND REROOF - REPLACE SHINGLES. FELT & IWS. 17SQ GAF TIMBERLINE HD LAMINATE SHINGLES	PATRICK NUSSBECK
BP-22-441	\$ 4,404.00	7/12/2022	DAVID M DYMENT - DYMENT, JILLIAN J	207 PLEASANT ST	\$ 367,000.00	INSTALL FOUNDATIONS IN BETWEEN HOUSE/GARAGE. INSTALL NEW FLOORS IN MAIN HOUSE/BREEZE WAY. REMODEL KITCHEN. INSTALL NEW VINYL SIDING/INTERIOR FINISHES	

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BP-22-442	\$ 50.00	7/12/2022	SCHLUMPER TRS BARBARA E SCHLUMPER TRS DAVID L - SCHLUMPER REVOCABLE TRUST 2019, DAVID L - SCHLUMPER REVOCABLE TRUST 2019, BARBARA E	49 CORDIS ST	\$ 4,000.00	SHED INSTALL	
BP-22-443	\$ 324.00	7/13/2022	MATTHEW FOWLER - FOWLER, SARAH	6 PLAZA RD	\$ 27,000.00	BATHROOM REMODEL - DEMO EXISTING BATHROOM	MICHAEL A CATONE, JR
BP-22-444	\$ 276.00	7/13/2022	ALEJANDRO ABAD MOGUEL - YANEZ, GRACIELA PACHECO	161 BROADWAY	\$ 23,000.00	VINYL SIDING INSTALL - ROOF OVER FRONT ENTRY	ERIK MENDIOLA
BP-22-445	\$ 132.00	7/13/2022	DAVID LEHMAN - JASON, SAMANTHA	30 HUMPHREY ST	\$ 11,000.00	KITCHEN REMODEL - DEMO WALL - STEEL BEAM	
BP-22-446	\$ 456.00	7/13/2022	MATTHEW FLYNN - FLYNN, VIRGINIA MARIE	27 MACKENZIE LN	\$ 38,000.00	2 REPLACEMENT WINDOWS - 2 SLIDING DOORS	WILLIAM R NICHOLS
BP-22-447	\$ 360.00	7/13/2022	Alex Germain	15 CEDAR ST	\$ 30,000.00	KITCHEN REMODEL - INC DEMO WALLS	RONALD E RAMIREZ GUZMAN
BP-22-448	\$ 60.00	7/13/2022	SENIOR, KEVIN M - SHEILAGH J SENIOR	24 SHADY AVE	\$ 5,000.00	ALTERATIONS TO EXISTING DECK - FIX BEAM - INSTALL HANDRAILS, TRIM AND LATTICE WORK	ADRIANNE A BANKS
BP-22-449	\$ 780.00	7/15/2022	STEPHEN M & AMANDA H TOURJEE TRS - DASH REALTY TRUST OF N.E.	20 YALE AVE	\$ 65,000.00	STRIP AND REROOF - REPLACE WITH HARDIPLANK/REPLACE SHUTTERS	DARREN J RYAN
BP-22-450	\$ 744.00	7/15/2022	TRACI MONIZ - DOMINGO, ERIK & PATRICIA	8 CHAPMAN RD	\$ 62,000.00	PARTIAL - SIDING, ROOFING, CHIMNEY DEMO	David A Kinsella
BP-22-451	\$ 1,944.00	7/18/2022	JESSICA A & ADAM Z KRASS	30 SWEETSER ST	\$ 162,000.00	BUILD 2 CAR GARAGE WITH REC ROOM ABOVE	BRIAN T MAGUIRE
BP-22-452	\$ 9,888.00	7/18/2022	JOSEPH DONNELLAN - CHRISTINA TAMER- BRIDIE C TAMER	10 CENTRAL ST	\$ 824,000.00	DEMOLISH PART OF EXISTING 1 STORY HOUSE - CONSTRUCT NEW 2 STORY PORTION. ONE WING TO REMAIN. FOUNDATIONS, COMPOSITE SIDING AND TRIM.	JOHN M QUINN
BP-22-453	\$ 2,808.00	7/18/2022	EUGENE KAMINSKY - KAMINSKY, EVA OSTROVSKY	11 ANDREWS RD	\$ 234,000.00	ADD 24X24 GARAGE ON LEFT SIDE, EXTEND EXISTING KITCHEN 12' OUT. ADD 4 TO EXISTING SUNROOM WITH NEW FOUNDATION. ENGINEERING LETTER ON ROUGH	WAYNE L PERKINS
BP-22-454	\$ 1,572.00	7/18/2022	WAKEFIELD CROSSING	248 ALBION ST	\$ 131,000.00	REMOVE AND REPLACE DECK TREADS AND SLEEPERS @ UNITS 243, 246, 247, 248, 341, 342, 233, 438	ROBERT A BONICA
BP-22-455	\$ 50.00	7/18/2022	MICHAEL ABENANTE - ABENANTE, YVONNE	27 LAWRENCE ST	\$ 50.00	DEMO INTERIOR WALLS AND REPLASTER	
BP-22-456	\$ 100.00	7/18/2022	Steven Lafferty	8 EMERSON ST	\$ 100.00	REPAIR REAR PORCH PER ENGINEERS PLAN	EDWARD A WILLIAMS
BP-22-457	\$ 384.00	7/19/2022	MEAGHAN CALLAHAN WILLIAMS - WILLIAMS, DOUGLAS S	24 GREENWOOD ST	\$ 32,000.00	INSTALL INSUALTION LIGHTING, BLUE BOARD PLASTER AND HARDWOOD FLOORS TO EXISTING 3 SEASON ROOM TO TURN INTO 4 SEASON FOR OFFICE	BRIAN T MAGUIRE
BP-22-458	\$ 72.00	7/19/2022	BRYAN C FABBRI - FABBRI, SUZETTE L	24 WHITE CIR	\$ 5,000.00	REMOVE OLD FRONT STAIRS AND FRONT DOOR - REPLACE OLD CONCRETE AND BRICK STAIRS WITH WOOD AND PVC STAIR. REPLACE FRONT DOOR. LANDING STAIRS TO REMAIN SAME SIZE.	
BP-22-459	\$ 6,240.00	7/19/2022	John Cullen	2 CLYDE CT	\$ 520,000.00	SINGLE FAMILY DWELLING	JOHN R CULLEN
BP-22-460	\$ 1,968.00	7/20/2022	CHRISTIAN JENSEN - JENSEN, ALLISON S	51 CONVERSE ST	\$ 164,000.00	MASTER BEDROOM ADDITION AND BATHROOM OVER EXISTING GARAGE	MIKE BODEK
BP-22-461	\$ 276.00	7/21/2022	DOUGLAS N DRAPER - DRAPER, PATTI J	687 MAIN ST	\$ 23,000.00	INSTALL 27 SQUARES OF NEW ROOTING MATERIAL - NO STRUCTURAL WORK	MANUEL D VASCONCELOS
BP-22-462	\$ 828.00	7/21/2022	CATHERINE L SEMEL - SEMEL, MICHAEL A	8 STEDMAN ST	\$ 69,000.00	REMODEN 1ST FLOOR KITCHEN - APPROX 155SF	JASON GIUSTO
BP-22-463	\$ 96.00	7/21/2022	NOONAN, JOHN J - KATHLEEN NOONAN	4 EVERETT AVE	\$ 8,000.00	REPLACE EXISTING 1 THREE SECTION SLIDER AND 1 ENTRY DOOR	EUGENIU CIUBOTARU
BP-22-464	\$ 192,792.00	7/22/2022	62 FOUNDRY LLC	62 FOUNDRY STREET	\$ 16,066,000.00	CONSTRUCT FIVE-STORY 55 UNIT RESIDENTIAL DWELLING WITH MIXED USE	GARY P CHARETTE
BP-22-465	\$ 4,400.40	7/28/2022	Kara Meade	28 REDFIELD RD	\$ 370,000.00	NEW SINGLE FAMILY HOME - PER ZBA	Manuel N Bettencourt
BP-22-466	\$ 2,328.00	7/22/2022	401 EDGEWATER LLC - %HOBBS BROOK MGMT LLC-AP	401 EDGEWATER DR	\$ 194,000.00	TENANT FITOUT - SUITE 640 - ESAI	NORMAN O REIFFARTH, III
BP-22-467	\$ 1,140.00	7/22/2022	101 EDGEWATER LLC - %HOBBS BROOK MGMT LLC-AP	500 EDGEWATER DR	\$ 95,000.00	TENANT FITOUT - SUITE 580/582 - MUTUAL FIRE	NORMAN O REIFFARTH, III

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BP-22-468	\$ 50.00	7/25/2022	KATHLEEN ANNE LERMAN - LERMAN, MARK	68 PRESTON ST, Unit 1C	\$ 4,000.00	REMOVE AND REPLACE SAME SIZE PATIO DOOR (1). NO STRUCTURAL CHANGES	ROBERT POCZOBUT
BP-22-469	\$ 120.00	7/25/2022	WENZEL TE, ROGER M - JEAN M WENZEL	69 MONTROSE AVE	\$ 10,000.00	VINYL SIDING AND 12 REPLACEMENT WINDOWS	
BP-22-470	\$ 50.00	7/26/2022	Alistair Sawyers	111 GREEN ST	\$ 3,000.00	REMOVE AND REPLACE 1 EXTERIOR DOOR - 1ST FLOOR	ARTEM SUDAKOV
BP-22-471	\$ 720.00	7/26/2022	MARYANN FLAMMIA	36 GOULD ST	\$ 30,000.00	DEMO EXISTING DECK AND REBUILD NEW WITH SAME DIMENSIONS	WEBSTTER G VERISSIMO
BP-22-472	\$ 4,956.00	7/26/2022	SSG WATER VALLEY WAKEFIELD, LLC	205 WATER ST	\$ 413,000.00	INSTALLATION OF A 217.28 KW DC ROOF MOUNTED SOLAR ARRAY - PER ZBA	LEONARD S LYLE
BP-22-474	\$ 50.00	7/26/2022	PEARCE CHRISTOPHER - PEARCE CHARLOTTE	37 GREGORY RD	\$ 4,000.00	REMOVE WALL, ADD BEAM AND NEW HEADER FOR WINDOW	JOHN MCCABE, JR
BP-22-475	\$ 360.00	7/27/2022	ROBERT P BENNETT	61 RICHARDSON ST	\$ 30,000.00	REMOVE CHIMNEY - UPGRADE 3 WINDOWS - NEW KITCHEN, BATH (1ST FL), NEW PANTRY, BATH (2ND FL)	
BP-22-476	\$ 564.00	7/27/2022	MAUREEN E CURRAN TR - MAUREENE E CURRAN REV TRUST	10 CUTTER ST	\$ 47,000.00	REPLACE EXISTING LEAN TO SHED, REMODEL UPSTAIRS BEDROOM TO CREATE VAULTED CEILING AND ADD CLOSETS	MARIO MONIZ
BP-22-477	\$ 540.00	7/27/2022	JAMES TR PALANO - 364 MAIN STREET TRUST	364 MAIN ST	\$ 45,000.00	STRIP AND REROOF	ANTHONY P ROBERTO
BP-22-478	\$ 108.00	7/27/2022	DOUGLAS N DRAPER - DRAPER, PATTI J	687 MAIN ST	\$ 9,000.00	REMOVE AND REPLACE 10 WINDOWS - NON STRUCTURAL	MANUEL D VASCONCELOS
BP-22-479	\$ 528.00	7/28/2022	Eric Jones	38 BENNETT ST, Unit 1C	\$ 44,000.00	BATHROOM REMODEL - VINYL FLOORING IN ENTIRE UNIT	NIGAR MANJANOVA
BP-22-480	\$ 120.00	7/28/2022	ERIK I GIANREGORIO - GIANREGORIO, AISLINN E	17 REYNOLDS RD	\$ 10,000.00	DECK TO REPLACE EXISTING PATIO, INCLUDE SCREENROOM UNDER EXISTING SUNROOM	
BP-22-481	\$ 120.00	7/28/2022	IORE SR, JAMES J - MARY M IORE	6 PRESTON ST	\$ 10,000.00	DECK ON POOL - AS BUILT MAY BE REQUIRED BY A REGISTERED LAND SURVEYER	
SMP-22-18	\$ 120.00	7/18/2022	JCG INVESTMENTS LLC	8 MANSION RD	\$ 10,000.00	INSTALL METAL DUCKWORK FOR COMPLETE NEW SYSTEM	DIONES HENRIQUE
SMP-22-19	\$ 264.00	7/18/2022	BARBARA A. LE DAY - GAGNON, ERIC D - GAGNON, RONELLEN A	53 TAMWORTH HILL AVE	\$ 22,000.00	REPLACE AIR CONDITIONING SYSTEM WITH A HEAT PUMP	ARTHUR W PICKETT
SMP-22-20	\$ 372.00	7/18/2022	PAPPALARDO DONNA M TR - COLLINS ELAINE M TR - COLLINS & PAPPALARDO, REVOC LIVING TRUST	11 EATON ST	\$ 31,000.00	INSTALL MULTI-SYSTEM HEAT PUMP	ARTHUR W PICKETT
	\$ 261,778.40				\$ 21,771,187.00		