



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

August 18th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/83033419638?pwd=SUo4K1NOSEdOTIZxK3dsUO1aM2JCUT09>

Consistent with the Governor's orders extending certain provisions of the Open Meeting Law 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/83033419638?pwd=SUo4K1NOSEdOTIZxK3dsUO1aM2JCUT09>. 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 830 3341 9638 Passcode 827728. 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 HEARING

- (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.
- (21-40, 21-41, 21-42) 62 FOUNDRY LLC, application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw seeking a Special Permit and Site Plan Approval in conjunction to allow a 58 unit Mid-rise apartment building with a mix or combination of other uses including retail/service establishments, and/or restaurants; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw seeking a reduction 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 front, side, and rear setback, height, floor area ratio, building coverage and open area; application for a Variance under Article X, Section 190-66 from 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 13, Lot/Parcel(s) 104A+ and 104G of the Assessor's Maps and is located at 62 FOUNDRY STREET AND 76 FOUNDRY STREET.
- (21-43, 21-44) SGD MANAGEMENT GROUP LLC, application for a Special Permit and Site Plan Review under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 5 unit Mid-Rise or Garden Apartment building with a combination of other uses including retail or service establishment; application for a Special Permit under Article VI, Section 190-32.1 allowing reductions and/or alterations to Dimensional Controls that are required under Section 190-32D and Table 2 (Table of 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, floor area ratio, building coverage, and open area. The property is shown as Map 18, Lot/Parcel(s) K41 of the Assessor's Maps and is located at 97-99 WATER STREET.
- (21-50, 21-51, 21-52) CCF QUANNAPOWITT PROPERTY COMPANY, LLC, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 and 190-45 of the Wakefield Zoning Bylaw, to allow multifamily Mid-rise and Garden Apartment buildings containing 485 residential units mixed and combined with a Restaurant use; application for a Special Permit under 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 include, and are not limited to, requirements relating to height; application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw, to allow the Restaurant use. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessor's Maps and is located at 200-400 QUANNAPOWITT PARKWAY.

- **(22-2) DOUGLAS L. HEATH**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to allow an addition onto the dwelling. The property is shown as Map 07, Lot/Parcel(s) 120-149 of the Assessor's Maps and is located at 28 STEDMAN STREET.

3. NEW HEARINGS

- **(22-5, 22-6) ANDREW BOSCO & JENNIFER BOSCO, TRS**, application for a Variance under Article VI, Section 190-34 & Table 2 of the Wakefield Zoning Bylaw to allow an addition to a single-family dwelling; application for a Determination and/or Finding with respect to a continuation and extension of non-conforming uses under Article IX, Section 190-50A to allow an addition to a single-family dwelling. The property is shown as Map 14, Lot/Parcel(s) 032/D26 of the Assessor's Maps and is located at 6 CRISTOFARO STREET.
- **(22-7) WAKEFIELD DONUTS, INC**, application for a Modification of previously granted Special Permits and Variances to allow external updates including modernization of signage and construction of an additional drive-up window. The property is shown as Map 39A, Lot/Parcel(s) 105-014 of the Assessor's Maps and is located at 518 SALEM STREET.

4. OTHER MATTERS

- **(19-12, 19-13, 19-14) 291 SALEM STREET – DALJINDER MANN –** Discuss Minor Modification & Certificate of Occupancy
- **(19-71) 1188 MAIN STREET - SOLIMINE REALTY TRUST –** Discuss Minor Modifications.

5. CLERK/BOARD COMMENTS

- Nominate and Appoint Chair and Clerk to the Board
- Reminder - Conflict of Interest Training

6. APPROVE MINUTES OF JULY 14, 2021

7. ADJOURN