



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

April 14th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/85620480455?pwd=cUVwdDVZU284cXBHeFJpc0syL0liQT09>

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law, 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/85620480455?pwd=cUVwdDVZU284cXBHeFJpc0syL0liQT09>. 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 856 2048 0455 Passcode 013196. 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.
- (21-38) ELITE METAL FRAMING & CONSTRUCTION, INC, application for a Party aggrieved, appealing the cease and desist order notice from the Building Inspector dated December 23, 2020. The property is shown as Map 39A, Lot/Parcel(s) 32BC of the Assessor's Maps and is located at 611 SALEM 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**.
- **(21-45, 21-46) HAGOS WOLDE**, 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 to allow an addition onto the existing dwelling; application for a Variance under Article X, Section 190-66 from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw related to an addition to be constructed onto the existing dwelling. The property is shown as Map 34, Lot/Parcel(s) E4E5 of the Assessor's Maps and is located at **49 HARRISON AVENUE**.

3. **NEW HEARINGS**

- **(21-47) ADAM JOHNSTON**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to allow the construction of a deck. The property is shown as Map 04, Lot/Parcel(s) 26 of the Assessor's Maps and is located at **21 SHUMWAY CIRCLE**.
- **(21-48) ANDREW J. KIERAN AND KARA A. KIERAN**, 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 allowing the construction of an addition onto the existing dwelling. The property is shown as Map 37, Lot/Parcel(s) K34A of the Assessor's Maps and is located at **30 KEELING ROAD**.
- **(21-49) ARTHUR A. PROUSALIS**, 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 allowing a detached garage/accessory structure to be located in the rear yard closer than 7.5 feet to the side yard. The property is shown as Map 16, Lot/Parcel(s) 128 & 128C of the Assessor's Maps and is located at **34 SALEM STREET**.

4. **OTHER MATTERS**

- **(19-12, 19-13, 19-14) – 291 SALEM STREET – DALJINDER MANN** – Discuss As-Built Plan and Certificate of Occupancy
- **168 ALBION STREET – A/K/A 178 ALBION STREET – NRP/HARVARD MILLS**- Review & Discuss Signage

5. **CLERK/BOARD COMMENTS**

- Approve a motion to name the Building Inspector as Zoning Administrator
- Discuss modifying the Boards Rules and Regulations

6. APPROVE MINUTES OF MARCH 10, 2021

7. ADJOURN