



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

April 28th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/87822914026?pwd=VkJuRGdEMGJmOFNGeJlRmtpMGRQQT09>

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/87822914026?pwd=VkJuRGdEMGJmOFNGeJlRmtpMGRQQT09>. 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 878 2291 4026 Passcode 276731. 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 HEARINGS

- **(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**.

3. NEW HEARINGS

- **(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**.
- **(21-53) MICHAEL MORMINO**, application for a Special Permit under Article IX, Section 190-50 of the Wakefield Zoning Bylaw allowing the razing of an existing detached garage and



construction of a new detached garage. The property is shown as Map 15, Lot/Parcel(s) 100 of the Assessor's Maps and is located at 218 VERNON STREET.

- (21-54, 21-55, 21-56, 21-57) ALBION STREET REBORN, 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 to change the use of the second and third floors from commercial to residential use; application for a Variance under Article VI, Section 190-32B2 of the Wakefield Zoning Bylaw to allow a reduction in the square footage allowed per apartment; application for a Variance under Article VI, Section 190-32B1 of the Wakefield Zoning Bylaw to allow mixed-use on a lot that does not meet the minimum square footage requirement; application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw requesting a reduction in the requirements of off-street parking for the proposed apartments. The property is shown as Map 12, Lot/Parcel(s) 134A of the Assessor's Maps and is located at 13-15 ALBION STREET.
- (21-58) MASS MINI MART 2 INC., application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to incorporate fast food in conjunction with its existing convenient store use. The property is shown as Map 17, Lot Parcel(s) 179 of the Assessor's Maps and is located at 10-12 VERNON STREET.
- (21-59) ELIZABETH A. LOMBARDO, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw seeking to modify a Variance related to the premises granted by the Board on October 5, 2020 to allow a modification to the existing single-family dwelling by changing the roof line and/or adding a dormer. The property is shown as Map 32, Lot Parcel(s) 63A of the Assessor's Maps and is located at 249 NAHANT STREET.
- (21-60, 21-61) KEITH J. BERNARDO AND NICOLE J. BERNARDO, application for a Special Permit under Article VI, Section 190-32G(2) of the Wakefield Zoning Bylaw to convert a two-family dwelling into a three-family dwelling; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw seeking a Variance from the requirements of Section 190-32G(2) related to the conversion of a two-family dwelling into a three family dwelling. The property is shown as Map 17, Lot Parcel(s) 18 of the Assessor's Maps and is located at 17 PARK STREET.
- (21-62) CHRISTOPHER M. FRENI & MARILISA FRENI, 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 construct an addition onto the existing dwelling. The property is shown as Map 34, Lot/Parcel(s) A15 of the Assessor's Maps and is located at 16 AMES STREET.

4. OTHER MATTERS

- 168 ALBION STREET – A/K/A 178 ALBION STREET – NRP/HARVARD MILLS- Review & Discuss Signage

5. CLERK/BOARD COMMENTS

6. APPROVE MINUTES OF APRIL 14, 2021

7. ADJOURN