



TOWN OF WAKEFIELD

BOARD OF APPEALS

David Hatfield, Chair	Charles L. Tarbell, Jr.
Ami Wall, Clerk	Michael L. Feeley, Alternate
James H. McBain	Thomas J. Lucey, Alternate
Joseph Pride	Gregory W. McIntosh, Alternate

**BOARD OF APPEALS AGENDA FOR FEBRUARY 26, 2020
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL
 FIRST FLOOR CONFERENCE ROOM,
 1 LAFAYETTE STREET, WAKEFIELD, MA 01880**

2020 FEB 24 AM 10:00
 TOWN CLERK
 WAKEFIELD, MA

CONTINUED HEARINGS

1. **(19-65, 19-66, 19-67) NAHANT STREET DEVELOPMENT, LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 26 unit Garden apartment building; 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 that are required under Section 190-32D and Table 2 (Table of Dimensional Regulations). The reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side and rear setback, height, floor area ratio, building coverage, and open area; application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw to allow reductions in the requirements and/or standards for off street parking and loading. The properties are shown as **127 NAHANT STREET/PARCEL ID 19-283-S1A3; 135 NAHANT STREET/PARCEL ID 19-282-S35C; 119 NAHANT STREET/PARCEL ID 19-284-S35E+; NAHANT STREET/PARCEL ID 19-289A-149B** of the Assessors Maps.
2. **(19-68, 19-69, 19-70) NGHILU**, application for a Variance under Article VI, Section 190-31H of the Wakefield Zoning Bylaw to permit a building or structure within 50 feet of the embankment of any open stream; application for a Variance under Article VI and Table 2 of the Wakefield Zoning Bylaw to allow 3 stories in a Single Residential District; application for a Variance under Article VI, Table 2 to reduce the front yard setback. The property is shown as Map 26, Lot/Parcel(s) 58B-124 of the Assessors Maps and is located at **CHERRY LANE, A/K/A o GREENWOOD STREET**.
3. **(20-28) DAVID A. KELLY AND MARY A. KELLY**, application for a Party aggrieved; for review of a Decision made by the Building Inspector, dated November 25, 2019. The Petitioners request that the Board overturn the Decision and issue an order to cease and desist use of the property as an automobile repair shop. The property is shown as Map 08, Lot/Parcel(s) 113E-1AA of the Assessors Maps and is located at **343 ALBION STREET**.

NEW HEARINGS

1. **(20-31) JANET A. ENO**, 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 to an existing single family dwelling and to convert it into a two family dwelling. The property is shown as Map 32 Lot/Parcel(s) 12CD of the Assessors Maps and is located at **73 VALLEY STREET**.

OTHER MATTERS

1. **642 MAIN STREET** – Signage
2. **525-527 SALEM STREET** – Pre-application

CLERKS REPORT

APPROVE MINUTES OF FEBRUARY 12, 2020

