



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

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BOARD OF APPEALS **AGENDA** FOR **MARCH 25, 2020**  
**7 PM** AT WILLIAM J. LEE MEMORIAL TOWN HALL  
FIRST FLOOR CONFERENCE ROOM,  
1 LAFAYETTE STREET, WAKEFIELD, MA 01880

### 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) NGHI LUU**, 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. **(20-32) THOMAS BLAIN & AMY BLAIN**, application for a Variance under Article X, Section 190-66 and from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, allowing improvements to an existing third floor in an existing single-family dwelling that, once improved, will constitute a third story. The property is shown as Map 34 Lot/Parcel(s) HV3 of the Assessors Maps and is located at **85 HARRISON AVENUE.**

### OTHER MATTERS

### CLERKS REPORT

### APPROVE MINUTES OF MARCH 11, 2020

POSTPONED UNTIL FURTHER NOTICE

