



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

October 28th, 2020 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/87864632128?pwd=cVZ0OU9MckdGK01QOXRlcHNMQmtwUT09>

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. 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/87864632128?pwd=cVZ0OU9MckdGK01QOXRlcHNMQmtwUT09>. Passcode: 975171. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-929-205-6099 Meeting ID 878 6463 2128. 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

2. CONTINUED HEARINGS

- **(21-12, 21-13, 21-14) 610 SALEM STREET WAKEFIELD, LLC**, application for a Variance under Article VI, Section 190-32 of the Wakefield Zoning Bylaw, seeking a Special Permit and Site Plan Approval in conjunction therewith to allow a 30 unit Mid-rise apartment building; 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 under Article VII of the Wakefield Zoning Bylaw; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw, allowing reductions and/or alterations to the Dimensional Controls which are required under Section 190-32D and Table 2 (Table of Dimensional Regulations). The property is shown as Map 39A, Lot/Parcel(s) 35 of the Assessor's Map and is located at **610 SALEM STREET**.
- **(21-15) BRIAN G. FENOCHIETTI**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, seeking a Variance from the requirements of Section 190-31C(5) and Table 2 of the Wakefield Zoning Bylaw to allow a detached garage/accessory structure in the side yard. The property is shown as Map 15, Lot/Parcel(s) 30 of the Assessor's Map and is located at **37 CENTRAL STREET**.
- **(21-16) MICAH J. CANESTARO, TRUSTEE**, application for a Special Permit under Article VI, Section 190-32G(2) of the Wakefield Zoning Bylaw to convert a single-family dwelling into a four-family dwelling within the existing building's footprint and volume. The property is shown as Map 8, Lot/Parcel(s) 58 of the Assessor's Map and is located at **101 CEDAR STREET**.



- **(21-19) DAVID J. LADNER, TRUSTEE**, application for a Variance under Article XIII, Section 190-80G of the Wakefield Zoning Bylaw, to allow signs on both sides of the building with one facing Tuttle Street and the other facing the railroad tracks on North Avenue. The property is shown as Map 12, Lot/Parcel(s) 243B3B of the Assessors Maps and is located at **25-29 TUTTLE STREET, UNIT 3**.

3. **NEW HEARINGS**

- **(21-21) MATTHEW D. HUSKEY & BROOKE A. HUSKEY**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 19-50 of the Wakefield Zoning Bylaw to add a front porch onto an existing dwelling. The property is shown as Map 13, Lot/Parcel(s) 23C of the Assessors Map and is located at **23 LAKE STREET**.

4. **OTHER MATTERS**

- (20-1 & 20-2) **28 REDFIELD ROAD** – KARA MEADE – Request for an Extension
- (18-36 & 18-37) **7 GLENDALE AVE** – JANET & HENRY GREGORIO – Request for an Extension
- **414 MAIN STREET** – T-MOBILE NORTHEAST – Request for Administrative Review Approval

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF OCTOBER 14, 2020**

7. **ADJOURNMENT**