



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

May 26<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://zoom.us/j/96864777538?pwd=LORYRXNBcTY1NIZTVnUyQWNTM2oyQT09>

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://zoom.us/j/96864777538?pwd=LORYRXNBcTY1NIZTVnUyQWNTM2oyQT09>. 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 968 6477 7538 Passcode 561754. 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

- (21-38) 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.
- (21-50, 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.
- (21-54, 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.



3. **NEW HEARINGS**

- **(21-72) JONATHAN BELYEA**, application for a Special Permit under Article IX, Section 190-50(A) of the Wakefield Zoning Bylaw to construct an addition onto the existing dwelling. The property is shown as Map 40B, Lot/Parcel(s) 029-011 of the Assessor's Maps and is located at **109 FARM STREET**.
  
- **(21-73) LORETA MITKO & ALEKSANDER MUCOLLARI**, application for a Variance under Section 190-73D of the Wakefield Zoning Bylaw to construct an above ground swimming pool. The property is shown as Map 31, Lot/Parcel(s) 258-123AB of the Assessor's Maps and is located at **340 WATER STREET**.

4. **OTHER MATTERS**

- **Discuss ZBA Summer Hearing Dates**

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF MAY 12, 2021**

7. **ADJOURN**