



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

September 22nd, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/84301078450?pwd=YkQyZURhaHR0UnFnRXRiTElyQWJoUT09>

Consistent with the Governor's orders extending certain provisions of the Open Meeting Law 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/84301078450?pwd=YkQyZURhaHR0UnFnRXRiTElyQWJoUT09>. 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 843 0107 8450 Passcode 951777. 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

- (21-40, 21-41, 21-42) 62 FOUNDRY LLC, application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw seeking a Special Permit and Site Plan Approval in conjunction to allow a 58 unit Mid-rise apartment building with a mix or combination of other uses including retail/service establishments, and/or restaurants; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw seeking a reduction 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 may include, and are not limited to, requirements relating to front, side, and rear setback, height, floor area ratio, building coverage and open area; application for a Variance under Article X, Section 190-66 from the requirements and/or standards for off street parking and loading under Article VII of the Wakefield Zoning Bylaw. The property is shown as Map 13, Lot/Parcel(s) 104A+ and 104G of the Assessor's Maps and is located at 62 FOUNDRY STREET AND 76 FOUNDRY STREET.
- (22-8) VCA WAKEFIELD ANIMAL HOSPITAL, application for a Variance under Section 190-77E of the Wakefield Zoning Bylaw to allow signage. The property is shown as Map 36W, Lot/Parcel(s) 005-09A of the Assessor's Maps and is located at 60 AUDUBON ROAD.
- (22-9) I.D. SIGN GROUP, INC. (FOR SHAWS SUPERMARKET), application for a Variance under Article XIII, Section 190-77(B)(2)(a) of the Wakefield Zoning Bylaw to allow signage. The property is shown as Map 17, Lot/Parcel(s) 008-192 of the Assessor's Maps and is located at 134 WATER STREET.

3. NEW HEARINGS

- (22-10) NICOLE MCSHANE, application for a Special Permit under Section 190-22 A-F(1) of the Wakefield Zoning Bylaw to allow an accessory apartment. The property is shown as Map 14B, Lot/Parcel(s) N10 of the Assessor's Maps and is located at 34 PAON BOULEVARD.
- (22-11, 22-12) SEAN BRADY AND KRISTIN NIKODEMSKI, application for a Variance under Article X, Section 190-66, seeking a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw related to an addition to be constructed onto the existing



dwelling; 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 related to an addition to be constructed onto the existing dwelling. The property is shown as Map 34, Lot/Parcel(s) A77+ of the Assessor's Maps and is located at **22 GRAFTON STREET.**

4. **OTHER MATTERS**

- **(19-71) 1188 MAIN STREET - SOLIMINE REALTY TRUST** – Discuss Minor Modifications.

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF SEPTEMBER 8, 2021**