



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

March 22nd, 2023 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/87995818234?pwd=eVU4YmFQa0dlVFBhZVZzNTBwZFFyZz09>

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. 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 879 9581 8234 Passcode 599196. 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. In compliance with the Americans with Disability Act, this location is accessible to people with disabilities, Wakefield provides reasonable accommodations and/or language assistance free of charge upon request. If you are a person with a disability and require information or materials in an alternate format, or if you require any other accommodation, please contact the Town's Disability Coordinator, William Renault-Town Engineer at 781-246-6308 as far in advance of the event as possible. Every effort will be made to grant your request. Advance notification will enable the Town to make reasonable arrangements to remove an accessibility barrier for you.

AGENDA

1. CALL TO ORDER & ROLL CALL

2. CONTINUED HEARINGS

- (23-14, 23-15, 23-16, 23-17) KINGMAN BLOCK, LLC, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 seeking a Finding with respect to a continuation of a pre-existing nonconforming building, structure or use under Article IX, Section 190-50B of the Wakefield Zoning Bylaw, related to certain changes, extensions or alterations of the premises; application for a Special Permit under Article VII, Section 190-30C seeking 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 seeking reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw; application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 20 Unit Mid-rise apartment building with a mix or combination of other uses including restaurant and professional and business offices. The property is shown as Map 12, Lot/Parcel(s) 134B & 134+ of the Assessor's Maps and is located at 369-371 MAIN STREET.
- (23-39, 23-40, 23-41, 23-42) NEW CREEK LLC, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 124 unit Mid-Rise 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 the Dimensional Controls which are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw; application for a Variance Under Article X, Section 190-66 of the Wakefield Zoning Bylaw seeking a Variance from 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 VII, Section 190-36C of the Wakefield Zoning Bylaw allowing reductions in 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 10, Lot/Parcel(s) 46H of the Assessor's Maps and is located at 10 BROADWAY.
- (23-43, 23-44, 23-45, 23-46, 23-47, 23-48, 23-49, 23-50) GRANITZ FAMILY TRUST LLC, application for a Special Permit and Site Plan approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to raze some of the existing structures on the premises and create three separate lots with a 19 unit Mid-Rise apartment building on Lot 11, a single-family dwelling on Lot 12, and a single-family dwelling on Lot 13; application for a Special Permit under Article VI, Section 190-32.1 allowing reductions and/or alterations to the



Dimensional Controls which are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw; 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; application for a Special Permit under Article VI, Section 190-31C of the Wakefield Zoning Bylaw pursuant to Section 190-31C(1) allowing a driveway to exceed a width of 20 feet; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Sections 190-31C(1) and 190-37 of the Wakefield Zoning Bylaw, including, but not limited to, allowing a driveway to serve more than one lot; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Section 190-35 of the Wakefield Zoning Bylaw allowing the premises to be divided or subdivided; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including, but not limited to, lot frontage, lot width, setbacks, buffers, and lot shape requirements under Section 190-31K relating to Lot 13; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including, but not limited to, lot frontage, lot width, setbacks, buffers, and lot shape requirements under Section 190-31K relating to Lot 12. The properties are shown as Map 38, Lot/Parcel(s) 16A, 17A+, 16B of the Assessor's Maps and are located at **314, 330, 336 SALEM STREET.**

3. **NEW HEARINGS:**

- **(23-60) NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT,** application for a party aggrieved, for review of a decision made by the Building Inspector, to construct a new school building. The property is shown as Map 40A, Lot/Parcel(s) ORS of the Assessor's Maps and is located at **100 HEMLOCK ROAD.**
- **(23-61, 23-62) DIANE PURCELL, TRUSTEE PURCELL FAMILY TRUST,** application for a Special Permit under Article IV, Section 190-22A(1)(f) of the Wakefield Zoning Bylaw to add an accessory apartment to a single-family dwelling; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw related to a proposed accessory apartment. The property is shown as Map 39A, Lot Parcel(s) OT₄ of the Assessors Maps and is located at **71 WHITTIER ROAD.**
- **(23-63) ALBION FLOWER INC.,** application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw for fast food in conjunction with a retail store/service establishment and residential use. The property is shown as Map 12, Lot Parcel(s) 138 of the Assessors Maps and is located at **117-117A ALBION STREET.**
- **(23-64, 23-65) PATRICK T. O'NEIL AND PATRICIA A. O'NEIL,** application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50, pursuant to Article IX, Section 190-53 of the Wakefield Zoning Bylaw; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to add a front porch, the applicant is reconstructing a single-family dwelling that was destroyed by a fire as allowed by right, the front porch does not meet the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw. The property is shown as Map 15, Lot/Parcel(s) W4₂ of the Assessors Maps and is located at **26 EASTERN AVENUE.**
- **(23-66, 23-67, 23-68) MEERA LLC & SKYGROUP INVESTMENTS, LLC,** application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Sections 190-50 and Section 190-50B of the Wakefield Zoning Bylaw related to certain changes, extensions or alterations to the premises, including a new additional building with a service establishment in conjunction with the existing hotel use; application for a Special Permit under Article IV, Sections 190-23 and 190-45 of the Wakefield Zoning Bylaw for a service establishment use; application for a Variance under Article X, Section 190-66 and the requirements of Article VI and Table 2 and Article VII of the Wakefield Zoning Bylaw related to a service establishment use in conjunction with the existing hotel use. The property is shown as Map(s) 36W & 41, Lot/Parcel(s) 07A & 26F of the Assessors Maps and is located at **1 AUDUBON ROAD.**

4. OTHER MATTERS
5. CLERK/BOARD COMMENTS
6. APPROVE MINUTES OF MARCH 8, 2023