



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

September 09th, 2020 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/89777435574>

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/89777435574>. 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 897 7743 5574. 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

- **(21-4, 21-5 & 21-6) 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 allow a 19 unit Mid-rise apartment building; application for a Special Permit pursuant to 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); application for a Special Permit pursuant to 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. The property is shown as Map 39A, Lot/Parcel(s) 31A & 31AA of the Assessor's Map and is located at **581-583 SALEM STREET & 581-583 SALEM STREET (REAR)**.

3. NEW HEARING

- **(21-8) HENRY & MARIE REJ**, application for a Variance under Article VI, Section 190-34 & Table 2 of the Wakefield Zoning Bylaw to remove an existing deck and replace with new screened porch with a gabled roof. The property is shown as Map 40C, Lot/Parcel(s) 036 of the Assessor's Map and is located at **25 MONTCLARE AVENUE**.
- **(21-9) 249 NAHANT STREET REALTY TRUST**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, seeking a Variance from the requirements of Article VI and Table 2 of said bylaw, including lot frontage, lot width, side yard setback, rear yard setback and Section 190-31K of the Wakefield Zoning Bylaw to maintain and/or create two separate legal lots with an existing single family dwelling on the lot shown as 251 Nahant Street. The property is shown as Map 32, Lot/Parcel(s) 63A of the Assessor's Map and is located at **249 NAHANT STREET**.



- **(21-10) STUDIO REALTY TRUST**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, seeking a Variance from the requirements of Article VI and Table 2 of said bylaw, including lot frontage, lot width and lot area to maintain and/or create two separate legal lots with the existing single family dwelling remaining on the lot shown as 249 Nahant Street and a new single family dwelling on the lot shown as 251 Nahant Street. The property is shown as Map 32, Lot/Parcel(s) 63B of the Assessor's Map and is located at **251 NAHANT STREET**.

4. **OTHER MATTERS**

- **FRANCIS PASCIUTO – 27/37 WATER STREET- Review and Discuss Updated Plans as a Minor Modification**
- **BRIAN MELANSON-SEAVER CONSTRUCTION–69 FOUNDRY STREET–Modification of Courtyard Materials/Colors – Review Specs**
- **WAKEFIELD INVESTMENTS, INC. – 301 NORTH AVENUE – Review Cut Sheets**
- **KERWICK, LLC – 4 WAKEFIELD AVE - Modification**

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF August 12, 2020 and August 17, 2020**

7. **ADJOURNMENT**