



TOWN OF WAKEFIELD

BOARD OF APPEALS

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WAKEFIELD, MA

2019 DEC -6 AM 8:39

BOARD OF APPEALS AGENDA FOR DECEMBER 11, 2019 7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL FIRST FLOOR CONFERENCE ROOM, 1 LAFAYETTE STREET, WAKEFIELD, MA 01880

CONTINUED HEARINGS

1. **(19-17 & 19-18) CAROL B. HANNIGAN**, application for a Variance under Article VI, Section 190-34, Table 2 (Dimensional Regulations) for frontage relief and an application for a Variance under Article II, Section 190-4, (Definitions) relief from the requirement that a street be constructed for the full length of the frontage, the petitioner is proposing to construct a single family dwelling on a proposed new lot. The property is shown as Map 25, Lot/Parcel(s) 008 of the Assessors Maps and is located at **0 OSSIPPEE LANE**.
2. **(19-65, 19-66, 19-67) NAHANT STREET DEVELOPMENT, LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 26 unit Garden 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 Dimensional Controls that are required under Section 190-32D and Table 2 (Table of Dimensional Regulations). The reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side and rear setback, height, floor area ratio, building coverage, and open area; 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. The properties are shown as **127 NAHANT STREET/PARCEL ID 19-283-S1A3; 135 NAHANT STREET/PARCEL ID 19-282-S35C; 119 NAHANT STREET/PARCEL ID 19-284-S35E+; NAHANT STREET/PARCEL ID 19-289A-149B** of the Assessors Maps.
3. **(20-4) ANTHONY ARCARI & 259 WATER STREET LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 16 unit Mid-Rise Apartment building. The property is shown as Map 31, Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET**.
(20-5) ANTHONY ARCARI & 259 WATER STREET LLC, application for a Special Permit and Site Plan Approval in conjunction therewith to allow a 16 unit Mid-Rise Apartment building, under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw seeking reductions and/or alterations to Dimensional Controls which are required under Section 190-32D and/or Table 2 (Dimensional Regulations) of the Wakefield Zoning Bylaw. The requested reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side, and rear setback, height, floor area ratio, building coverage, and open area. The property is shown as Map 31, Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET**.
(20-6) ANTHONY ARCARI & 259 WATER STREET LLC, application for a Special Permit and Site Plan Approval in conjunction therewith to allow a 16 unit Mid-Rise Apartment building 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. The property is shown as Map 31,



Lot/Parcel(s) 75+74B & 76A of the Assessors Maps and is located at **259 & 267 WATER STREET.**

4. **(20-8) WATERSTONE WAKEFIELD LLC**, application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 of the Wakefield Zoning Bylaw to allow a research or testing laboratory use on the Premises. The Petitioner would like to utilize the premises for a combination of office use and research or testing laboratory use. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY.**
(20-9) WATERSTONE WAKEFIELD LLC, application for a Special Permit under Article VIII, Section 190-47 of the Wakefield Zoning Bylaw in order to encompass any uses accessory to the office use and research or testing laboratory use which are necessary in connection with scientific research or scientific development or related production. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY.**
(20-10) WATERSTONE WAKEFIELD 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 related to certain proposed improvements and/or additions to the premises. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessors Maps and is located at **200-400 QUANNAPOWITT PARKWAY.**
5. **(20-11, 20-12, 20-13, 20-14) WAKEFIELD INVESTMENTS, INC**, application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 12 unit Garden Apartment building; an 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/or Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw; application for a Special Permit under Article VII, Section 190-36C 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 Variance under Article X, Section 190-66 seeking a Variance from the requirements of Article VI of the Wakefield Zoning Bylaw related to a 12 unit Garden Apartment building. The property is shown as Map 12, Lot/Parcel(s) 050 of the Assessors Maps and is located at **301 NORTH AVENUE.**
6. **(20-21 & 20-22) BHAVYA TWO 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, related to certain proposed improvements and/or additions to the premises and the building including the gas station and retail, to the extent necessary. The applicant is also requesting a modification of a prior decision of the Board of Appeals on August 17, 1971. An application for a Special Permit under Article XVI, Section 190-101F of the Wakefield Zoning Bylaw relating to signage. The property is shown as Map 24, Lot/Parcel(s) 54A of the Assessors Maps and is located at **950 MAIN STREET.**
7. **(20-25) JCG INVESTMENTS, LLC**, application for a Variance under Article X, Section 190-66, requesting a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to lot frontage and lot width requirements to create two separate buildable lots. Petitioner desires to divide the premises to create two separate buildable lots with a single family dwelling to be constructed on each lot. The property is shown as Map 08, Lot/Parcel(s) NA13 of the Assessors Maps and is located at **10 MANSION ROAD.**

OTHER MATTERS

1. **598 NORTH AVENUE – 598 NORTH AVE, LLC. – Minor Modifications – Relocation of gas meters**

CLERKS REPORT

APPROVE MINUTES OF NOVEMBER 13, 2019