



TOWN OF WAKEFIELD

BOARD OF APPEALS

David Hatfield, Chair	Charles L. Tarbell, Jr.
Ami Wall, Clerk	Michael L. Feeley, Alternate
James H. McBain	Thomas J. Lucey, Alternate
Joseph Pride	Gregory W. McIntosh, Alternate

TOWN CLERK
WAKEFIELD, MA

2020 JAN -3 AM 10:46

**BOARD OF APPEALS AGENDA FOR JANUARY 8, 2020
7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL
 FIRST FLOOR CONFERENCE ROOM,
 1 LAFAYETTE STREET, WAKEFIELD, MA 01880**

CONTINUED HEARINGS

- (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.**
- 2. (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.**

NEW HEARINGS

- 1. (20-27) HEARTHSTONE DEVELOPMENT, LLC., application for a Special Permit and Site Plan Approval pursuant to Article VI, Section 190-32 of the Wakefield Zoning Bylaw in order to allow a for a 20 unit Mid-Rise Apartment Building. The property is shown as Map 12 Lot/Parcel(s) 036-222+ of the Assessors Maps and is located at **33 WEST WATER STREET.**



OTHER MATTERS

1. 598 NORTH AVENUE – 598 NORTH AVE, LLC. – Minor Modifications – Relocation of gas meters
2. 37 WATER STREET – FRANCES PASCUITO – Discuss Certificate of Occupancy
3. 590 MAIN STREET - 590 MAIN STREET WAKEFIELD, LLC – Minor Modification

CLERKS REPORT

APPROVE MINUTES OF DECEMBER 11, 2019