



TOWN OF WAKEFIELD

BOARD OF APPEALS

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Joseph Pride	Gregory W. McIntosh, Alternate

TOWN CLERK
WAKEFIELD, MA
2020 FEB -7 AM 11:46

**BOARD OF APPEALS AGENDA FOR FEBRUARY 12, 2020
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. **(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**.
3. **(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**.



4. **(20-30) KERWICK, LLC**, application for a Determination and/or Finding with respect to a continuation and extension of non-conforming building, structure or use, 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 six (6) family dwelling. The property is shown as Map 18, Lot/Parcel(s) K42 of the Assessors Maps and is located at **4 WAKEFIELD AVENUE**.

NEW HEARINGS

1. **(20-28) DAVID A. KELLY AND MARY A. KELLY**, application for a Party aggrieved; for review of a Decision made by the Building Inspector, dated November 25, 2019. The Petitioners request that the Board overturn the Decision and issue an order to cease and desist use of the property as an automobile repair shop. The property is shown as Map 08, Lot/Parcel(s) 113E-1AA of the Assessors Maps and is located at **343 ALBION STREET**.

OTHER MATTERS

1. **1 AUDUBON ROAD – Verizon Wireless – Upgrade Wireless Facility.**
2. **33 WEST WATER STREET – Hearthstone Development, LLC. - Pre-Application**
3. **Review ZBA's 2019 Annual Report.**

CLERKS REPORT

APPROVE MINUTES OF JANUARY 8 and JANUARY 22, 2020