



**TOWN CLERK  
WAKEFIELD, MA  
2020 SEPT 18 AM 9:18**

# TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING  
September 23<sup>rd</sup>, 2020 | 7:00 p.m.  
Via Zoom: <https://zoom.us/j/98812990238>

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://zoom.us/j/98812990238>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-312-626-6799 Meeting ID 988 1299 0238. 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

- **(21-11) DAVID & HOLLY STEAD**, application for a Variance under Article 190-31 C2 of the Wakefield Zoning Bylaw, seeking a Variance to add a front porch. The property is shown as Map 7, Lot/Parcel(s) 182C of the Assessor's Map and is located at **8 WALNUT STREET**.
- **(21-12, 21-13, 21-14) 610 SALEM STREET WAKEFIELD, LLC**, application for a Variance under Article VI, Section 190-32 of the Wakefield Zoning Bylaw, seeking a Special Permit and Site Plan Approval in conjunction therewith to allow a 30 unit Mid-rise apartment building; 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 under Article VII of the Wakefield Zoning Bylaw; 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). The property is shown as Map 39A, Lot/Parcel(s) 35 of the Assessor's Map and is located at **610 SALEM STREET**.
- **(21-15) BRIAN G. FENOCHIETTI**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, seeking a Variance from the requirements of Section 190-31C(5) and Table 2



of the Wakefield Zoning Bylaw to allow a detached garage/accessory structure in the side yard. The property is shown as Map 15, Lot/Parcel(s) 30 of the Assessor's Map and is located at **37 CENTRAL STREET**.

- **(21-16) MICAH J. CANESTARO, TRUSTEE**, application for a Special Permit under Article VI, Section 190-32G(2) of the Wakefield Zoning Bylaw to convert a single-family dwelling into a four-family dwelling within the existing building's footprint and volume. The property is shown as Map 8, Lot/Parcel(s) 58 of the Assessor's Map and is located at **101 CEDAR STREET**.
- **(21-17, 21-18) BENJAMIN R. DIMATTIA**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, seeking a Variance from the requirements of Section 190-32G(2)(a) and Section 190-32G(2)(b) of the Wakefield Zoning Bylaw to convert a two-family dwelling into a three-family dwelling; an application for a Special Permit under Article VI, Section 190-32G(2) of the Wakefield Zoning Bylaw, seeking a Special Permit to convert a two-family dwelling into a three-family dwelling within the existing buildings footprint and volume as required by Section 190-32G(2) of the Wakefield Zoning Bylaw. The property is shown as Map 12, Lot/Parcel(s) 225 of the Assessor's Maps and is located at **27 WEST WATER STREET**.
- **(21-19) DAVID J. LADNER, TRUSTEE**, application for a Variance under Article XIII, Section 190-80G of the Wakefield Zoning Bylaw, to allow signs on both sides of the building with one facing Tuttle Street and the other facing the railroad tracks on North Avenue. The property is shown as Map 12, Lot/Parcel(s) 243B3B of the Assessors Maps and is located at **25-29 TUTTLE STREET, UNIT 3**.

4. **OTHER MATTERS**

- **FRANCIS PASCIUTO – 27/37 WATER STREET- Review and Discuss Updated Plans as a Minor Modification**

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF SEPTEMBER 9, 2020**

7. **ADJOURNMENT**