



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

April 13<sup>th</sup>, 2022 | 7:00 p.m.

Via Zoom: <https://zoom.us/j/98500691585?pwd=byt1d2JiRlkwTjhya0ZjQk1aMEdNUT09>

Consistent with the Governor's orders extending certain provisions of the Open Meeting Law, 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/98500691585?pwd=byt1d2JiRlkwTjhya0ZjQk1aMEdNUT09>. 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 985 0069 1585 Passcode 930418. 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. In compliance with the Americans with Disability Act, this location is accessible to people with disabilities, Wakefield provides reasonable accommodations and/or language assistance free of charge upon request. If you are a person with a disability and require information or materials in an alternate format, or if you require any other accommodation, please contact the Town's Disability Coordinator, William Renault-Town Engineer at 781-246-6308 as far in advance of the event as possible. Every effort will be made to grant your request. Advance notification will enable the Town to make reasonable arrangements to remove an accessibility barrier for you.

## AGENDA

### 1. CALL TO ORDER & ROLL CALL

### 2. CONTINUED HEARING

- **(21-50, 21-51, 21-52) CCF QUANNAPOWITT PROPERTY COMPANY, LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 and 190-45 of the Wakefield Zoning Bylaw, to allow multifamily Mid-rise and Garden Apartment buildings containing 485 residential units mixed and combined with a Restaurant use; 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 which are required under Section 190-32D and/or Table 2 (Table of Dimensional Regulations). The requested reductions and/or alterations include, and are not limited to, requirements relating to height; application for a Special Permit under Article IV, Section 190-23 of the Wakefield Zoning Bylaw, to allow the Restaurant use. The property is shown as Map 01, Lot/Parcel(s) AM1 of the Assessor's Maps and is located at **200-400 QUANNAPOWITT PARKWAY**.
- **(22-35) WILLIAM G. CATON & PHYLLIS L. CATON**, application for a Party aggrieved, appealing the order/notice from the Building Inspector dated December 13, 2021. The property is shown as Map 8, Lot/Parcel(s) NA4 of the Assessor's Maps and is located at **6 WINSHIP DRIVE**.
- **(22-36) DEREK & KRISTA POPEK**, application for a Special Permit under Section 190-45 of the Wakefield Zoning Bylaw to raze an existing detached garage and construct an attached garage with master bedroom/bathroom, laundry, office & kitchen extension. The property is shown as Map 28, Lot/Parcel(s) 006 of the Assessor's Maps and is located at **259 VERNON STREET**.



- **(22-39) o NORTH AVE WAKEFIELD, LLC**, application for a Comprehensive permit pursuant to M.G.L. Chapter 40B to develop a 38-unit residential dwelling. The property is shown as Map 2A, Lot/Parcel(s) 016-47B; 16A-2+; 015-47L of the Assessor's Maps and is located at **596 NORTH AVENUE**.

3. **NEW HEARINGS:**

- **(22-46, 22-47) DOUG HART, HART'S HARDWARE**, application for a Special Permit under Article XVI, Section 190-99.E-Table 1 of the Wakefield Zoning Bylaw to allow two projecting bracket signs; application for Variances under Article XVI, Section 190-99.E-Table 1 of the Wakefield Zoning Bylaw to allow for bracket signs, wall signs and window signs. The property is shown as Map 18, Lot/Parcel(s) 221-001 of the Assessor's Maps and is located at **442-446 MAIN STREET**.
- **(22-48, 22-49, 22-50) LYDIA CICCONE**, application for a Special Permit under Article IV, Section 190-22(A)(1)(f) of the Wakefield Zoning Bylaw to allow an accessory use within the dwelling; application for a Variance under Article IV, Section 190-22(A)(1)(f)(2) of the Wakefield Zoning Bylaw seeking relief of the minimum lot width requirements; application for a Variance under Article IV, Section 190-22(A)(1)(f)(6) of the Wakefield Zoning Bylaw allowing the required 25% of the habitable area to be greater. The property is shown as Map 14C, Lot/Parcel(s) 149-LA6 of the Assessors Maps and is located at **21 MANSFIELD DRIVE**.
- **(22-51) HIGH MOUNTAIN LLC**, application for Special Permits under Articles IV, VII, VIII and Sections 190-23, 190-36C, 190-45 of the Wakefield Zoning Bylaw seeking a Special Permit and Site Plan Approval to allow for a warehouse use and to allow reductions in the requirements and/or standards for off street parking and loading. The property is shown as Map 22, Lot/Parcel(s) 46+47A of the Assessors Maps and is located at **910 MAIN STREET**.

4. **OTHER MATTERS**

- **113 WATER STREET – YAN AROMATHERAPY SHOPPE** – Review proposed signage

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF MARCH 23, 2022**