



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

September 28th, 2022 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/88561323762?pwd=WXFwOUw4Z3Q0NnAzZHM2enVnenlzZz09>

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. 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 885 6132 3762 Passcode 229141. 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 HEARINGS

- (22-52, 22-53, 22-54, 22-55) NOURIA ENERGY CORPORATION, application for a Variance under Article XIII, Section 190-80 of the Wakefield Zoning Bylaw pertaining to signage requirements related to a proposed gasoline station in conjunction with a retail store and fast food; application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw, to allow for reductions in the requirements and/or standards for off street parking and loading related to a proposed gasoline station in conjunction with a retail store and fast food; application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 and 190-45 of the Wakefield Zoning Bylaw, for fast food in conjunction with a gasoline station and retail store; application for a Determination and/or Finding with respect to a continuation and extension of non-conforming uses under Article IX, Section 190-50B of the Wakefield Zoning Bylaw related to certain changes, extensions or alterations to the premises, including a new building with a gasoline station in conjunction with a retail store and fast food. The property is shown as Map 14C, Lot/Parcel(s) 17 of the Assessor's Maps and is located at 356 LOWELL STREET.
- (23-5, 23-6, 23-7, 23-8) 198 ALBION STREET REAL ESTATE LLC:
Application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 10 unit Garden apartment building with a combination of other uses including retail/service establishments and/or restaurant.
Application for a Special Permit under Article VI, Section 190-32.1 allowing reductions and/or alterations to the Dimensional Controls which are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw.
Application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw allowing reductions in the requirements and/or standards for off street parking and loading.



Application for a Variance under Article X, Section 190-66 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 13, Lot/Parcel(s) 13 & 13C of the Assessor's Maps and is located at **198 ALBION STREET**.

- **(23-22, 23-23, 23-24) ONE SYLVAN LLC**, application for a Special Permit under Article VI, Section 190-32.1, seeking a Special Permit and Site Plan Approval in conjunction therewith to allow a 7 unit Garden apartment building with a combination of other uses including retail service establishments and or restaurant the Applicant is seeking reductions and/or alterations to the Dimensional Controls which are required under Section 190-32D and Table 2 of the Wakefield Zoning Bylaw; application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 7 unit Garden apartment building with a combination of other uses including retail/service establishments and/or restaurant; application for a Variance under Article X, Section 190-66 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 17, Lot/Parcel(s) OOB of the Assessors Maps and is located at **184 WATER STREET**.

3. **NEW HEARINGS:**

- **(23-27) ALEXANDER A. COVIELLO & ANNE F. COVIELLO, INDIVIDUALLY & AS TRUSTEES OF THE ALEXANDER A. COVIELLO 2004 REVOCABLE TRUST & THE ANNE F. COVIELLO 2004 REVOCABLE TRUST**, application for a Special Permit under Article IV, Section 190-22A(1)(f) of the Wakefield Zoning Bylaw to add an accessory apartment to a single-family dwelling. The property is shown as Map 16, Lot/Parcel(s) 001 of the Assessor's Maps and is located at **226 MAIN STREET**.
- **(23-28) KERWICK LLC**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 of the Wakefield Zoning Bylaw, related to certain proposed renovations and additions to the premises and the building for use as a three-family dwelling. The property is shown as Map 12, Lot/Parcel(s) 77A of the Assessor's Maps and is located at **35 CHESTNUT STREET**.
- **(23-29) JOSEPH A. CURLEY, TRUSTEE OF THE MICRO REALTY TRUST**, application for an appeal of a decision from the Building Inspector pursuant to MGL c. 40A, Section 8 and Article X, Section 190-65 of the Wakefield Zoning Bylaw, related to Applicant's desire and right to repair and/or reconstruct an eight-unit dwelling that was destroyed by a fire in 2020, Applicant is also seeking a Finding with respect to a continuation and extension of nonconforming building, structure or use, under Article IX, Section 190-50B of the Wakefield Zoning Bylaw, related to the repair and/or reconstruction of an eight-unit dwelling that was destroyed by fire in 2020. The property is shown as Map 12, Lot/Parcel(s) 131 & 132 of the Assessor's Maps and is located at **10-12 CHESTNUT STREET**.

4. **OTHER MATTERS:**

- **(21-16) 101 CEDAR STREET – MICAH CANESTARO** – Discuss Certificate of Occupancy
- **(23-9) – 3 NELLY STREET – JCG INVESTMENTS, LLC.** – Minor Modification
- **63 BAY STATE ROAD – AT&T**- Modification to an Existing Cell Tower

5. CLERK/BOARD COMMENTS
6. APPROVE MINUTES OF SEPTEMBER 14, 2022