



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

January 10, 2024 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/85892391374?pwd=C8EELuWqU3JixAbpKsalX55namOwXT.1>

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 858 9239 1374 Passcode 308613. 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

- (23-43, 23-44, 23-45, 23-46, 23-47, 23-48, 23-49, 23-50) 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 raze some of the existing structures on the premises and create three separate lots with a 19 unit Mid-Rise apartment building on Lot 11, a single-family dwelling on Lot 12, and a single-family dwelling on Lot 13; 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 to allow reductions in the requirements and/or standards for off street parking and loading; application for a Special Permit under Article VI, Section 190-31C of the Wakefield Zoning Bylaw pursuant to Section 190-31C(1) allowing a driveway to exceed a width of 20 feet; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Sections 190-31C(1) and 190-37 of the Wakefield Zoning Bylaw, including, but not limited to, allowing a driveway to serve more than one lot; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Section 190-35 of the Wakefield Zoning Bylaw allowing the premises to be divided or subdivided; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including, but not limited to, lot frontage, lot width, setbacks, buffers, and lot shape requirements under Section 190-31K relating to Lot 13; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including, but not limited to, lot frontage, lot width, setbacks, buffers, and lot shape requirements under Section 190-31K relating to Lot 12. The properties are shown as Map 38, Lot/Parcel(s) 16A, 17A+, 16B of the Assessor's Maps and are located at 314, 330, 336 SALEM STREET.
- (23-70, 23-71, 23-72) A&E REALTY TRUST, application for a Special Permit 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 16 unit Garden apartment building with a combination of other uses including retail/service establishments and/or restaurant; application for a Special Permit under Article VII,



Section 190-36C of the Wakefield Zoning Bylaw seeking reductions in the requirements and/or standards for off street parking and loading; application for a Special Permit under Article VI, Section 190-32.1 seeking 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. The property is shown as Map 18, Lot/ Parcel(s) 6B, 6I & 6J of the Assessors Maps and is located at 460-466 & 472 MAIN STREET.

- (24-10) THE RESIDENCES AT NAHANT LLC, application for a Comprehensive permit pursuant to M.G.L. Chapter 40B and 760 CMR 56, et. seq., to construct a 100 unit rental apartment building. The properties are shown as 119 NAHANT STREET/ PARCEL ID 19-284-S35E+; 0 NAHANT STREET/PARCEL ID 19-289A-149B; 127 NAHANT STREET/PARCEL ID 19-283-S1A3; 135 NAHANT STREET/PARCEL ID 19-282-S35C of the Assessors Maps.
- (24-20) 32 NAHANT STREET, LLC, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B, to authorize construction of thirty-two (32) rental units. The properties are shown as 32-32A NAHANT STREET/PARCEL ID 19-162-01A; 36 NAHANT STREET/PARCEL ID 19-163-003 of the Assessors Maps.

3. **NEW HEARINGS:**

- 24-25, 24-26, 24-27) RICHARD HUBBARD AND CAROL HUBBARD, 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. Application for a Variance under Article X, Section 190-66 seeking a Variance from the requirements of Section 190-22A(1)(f) of the Wakefield Zoning Bylaw related to a proposed accessory apartment. 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 proposing to construct an addition onto the existing dwelling. The property is shown as Map 29, Lot/Parcel(s) 0C8 of the Assessors Maps and is located at 117 NEW SALEM STREET.
- (24-28, 24-29) CHRISTOPHER AND SIERRA NEUMANN, application for a Variance under Article VI, Section 190-34 of the Wakefield Zoning Bylaw proposing an addition onto the single-family dwelling. Application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50A of the Wakefield Zoning Bylaw related to a proposed addition onto an existing single-family dwelling. The property is shown as Map 14A, Lot/Parcel(s) 130-B15 of the Assessors Maps and is located at 28 BREWSTER ROAD.

4. **OTHER MATTERS:**

- (24-19) 47 SALEM STREET – MARGARET C. WILSON, TRUSTEE OF THE WILSON FAMILY TRUST – Minor Modification
- 200-400 QUANNAPOWITT PKWY – CCF – Minor Modification
- 89 HOPKINS STREET – A/K/A 0 TARRANT LANE – Discuss Monument Sign and Minor Modification

5. **CLERK/BOARD COMMENTS:**

6. **APPROVE MINUTES OF DECEMBER 13, 2023 AND EXECUTIVE SESSION MINUTES OF DECEMBER 27, 2023**