



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

July 13th, 2022 | 7:00 p.m.

Via Zoom: <https://uso6web.zoom.us/j/87082366017?pwd=WDVGVklmTGZpdTAoYjZlS1MycVZzdzog>

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 870 8236 6017 Passcode 905370. 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

- (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.
- (22-39) 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.
- (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.**

- **(22-62, 22-63) RD&D, LLC,** application for a Determination and/or Finding under Article IX, Section 190-50 of the Wakefield Zoning Bylaw related to changes, extensions and/or alterations to the building structures or uses on the property; application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw and Site Plan Approval in conjunction therewith to allow reductions in the requirements and/or standards for off street parking and loading. The property is shown as Map 17, Lot/Parcel(s) 00F & 00G of the Assessor's Maps and is located at **200 WATER STREET.**
- **(22-67, 22-68) DAVID H. BARRETT,** 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 the division of the property into two separate lots and the proposed razing and reconstruction of a legal nonconforming three family dwelling on one of the lots and the construction of a new single family dwelling on the other lot; application for a Variance under Article X, Section 190-66 seeking a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw related to the reconstruction of a legal nonconforming three family dwelling. The property is shown as Map 25, Lot/Parcel(s) 10B of the Assessor's Maps and is located at **1 HICKORY HILL ROAD.**
- **(22-69, 22-70) NGHI LUU,** application for a Variance under Article VI, Section 190-34, Table 2, Table of Dimensional Regulations of the Wakefield Zoning Bylaw to allow 3-stories in a Single Residential District; application for a Variance under Article VI, Section 190-34, Table 2, Table of Dimensional Regulations of the Wakefield Zoning Bylaw to reduce the front yard setback. The property is shown as Map 26, Lot/Parcel(s) 58B-124 of the Assessor's Maps and is located at **0 GREENWOOD STREET, A/K/A 0 CHERRY LANE.**

3. **NEW HEARINGS:**

- **(23-1) JANET L. ELWELL, INDIVIDUALLY AND TRUSTEE OF THE ELWELL FAMILY NOMINEE TRUST,** application for a Special Permit under Article IV, Section 190-22A(1)(f) of the Wakefield Zoning Bylaw seeking to add an accessory apartment to a single-family dwelling. The property is shown as Map 09, Lot/Parcel(s) M27 of the Assessor's Maps and is located at **23 PLYMOUTH ROAD.**
- **(23-2) WILLIAM MCLAUGHLIN, JR., ROSEMARIE MCLAUGHLIN AND WILLIAM E. MCLAUGHLIN, III,** 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 to construct an addition onto an existing single-family dwelling. The

property is shown as Map 19, Lot/Parcel(s) W18A of the Assessor's Maps and is located at **37 STARK AVENUE.**

- **(23-3, 23-4) MICHAEL DAVID ST. BERNARD & KELLY ST. BERNARD, DEBORAH A. MALOY,** application for a Variance under Article X, Section 190-66 seeking a Variance from the requirements of Section 190-22A(1) of the Wakefield Zoning Bylaw related to a proposed accessory apartment; application for a Special Permit under Article IV, Section 190-22A(2)(f) of the Wakefield Zoning Bylaw to add an accessory apartment to a single-family dwelling. The property is shown as Map 42, Lot/Parcel(s) 025 of the Assessor's Maps and is located at **98 KENDRICK ROAD.**
- **(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.**
- **(23-9) JCG INVESTMENTS, 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 to raze an existing single-family dwelling and reconstruct a two-family dwelling. The property is shown as Map 13, Lot/Parcel(s) 055 of the Assessor's Maps and is located at **3 NELLY STREET.**

4. **OTHER MATTERS:**

- **168 ALBION STREET – NRP GROUP** – Discuss Minor Modification
- **105 & 109 HOPKINS STREET – WAKEFIELD VISTA APARTMENTS-** Modifications to Parking Spaces and Modifications to Trash

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF JUNE 22, 2022**