



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

May 25th, 2022 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/82550046377?pwd=NXJSbXk2SFBNRzJTWDE0dWZR21kUT09>

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 825 5004 6377 Passcode 388455. 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**.
- **(22-35) 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.**
- **(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.**

3. **NEW HEARINGS:**

- **(22-59) JENNIFER & JASON LEON,** application for Variances under Article VI, Section 190-31C(5) and 190-31C(6) of the Wakefield Zoning Bylaw allowing an above ground swimming pool in the side yard and reduce the required side yard setback. The property is shown as Map 04, Lot/Parcel(s) 136-V19A of the Assessor's Maps and is located at **45 VALE VIEW ROAD.**
- **(22-60, 22-61) FIRST BAPTIST CHURCH OF WAKEFIELD,** application for a Special Permit and Site Plan Approval under Article IV, Section 190-23 and 190-45 of the Wakefield Zoning Bylaw allowing a day-care center; application for a Party Aggrieved of a decision from the Building Inspector, pursuant to MGL c. 40A and Section 8 and Section 190-65 related to the Applicant's desire and right to reconstruct its church and day-care facility that was destroyed by a fire in October 2018 under Section 190-56 of the Wakefield Zoning Bylaw and MGL c. 40A §3. The property is shown as Map 11, Lot/Parcel(s) 80 of the Assessor's Maps and is located at **80 COMMON 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.**
- **(22-64, 22-65, 22-66) WATER STREET WASH J.V. REALTY TRUST,** application for a modification of a Special Permit previously granted pursuant to Article VII, Section 190-36C of the Wakefield Zoning Bylaw by the Board of Appeals dated July 14, 2000 to allow further reductions in the requirements and/or standards for off street parking and loading;

application for a Determination and/or Finding pursuant to 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 Variance under Article X, Section 190-66, seeking a Variance from the requirements of Article VI, Section 190-31H of the Wakefield Zoning Bylaw related to proposed changes at the property. The property is shown as Map 31, Lot/Parcel(s) 073 of the Assessor's Maps and is located at **237 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**.

4. **OTHER MATTERS:**

- **(21-29, 21-30, 21-31) 500 MAIN STREET – MBAR WAKEFIELD** – Discuss Temporary Occupancy
- **(21-12, 21-13, 21-14) – 610 SALEM STREET – FLORI REAL ESTATE INVESTORS, LLC** – Discuss minor modifications to windows
- **(17-39, 17-40, 17-41) – 69 FOUNDRY STREET – FOUNDRY STREET DEVELOPMENT** – Discuss full occupancy

5. **CLERK/BOARD COMMENTS**

6. **APPROVE MINUTES OF MAY 11, 2022**