



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

April 24, 2024 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/83115032589?pwd=epfTFnY9ck2BD4JD7oma47GCosxD5.1>

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 831 1503 2589 Passcode 391216. 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 - AMENDED

1. **CALL TO ORDER & ROLL CALL**

2. **CONTINUED HEARINGS**

- **(23-77, 23-78, 23-79) NORTH EAST WAREHOUSE BOSTON, LLC**, application for a Special Permit and Site Plan Review under Article IV, Section 190-23 and 190-45 of the Wakefield Zoning Bylaw to construct an addition to an existing building for retail or service use accessory to the allowed warehouse use; application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 and 190-50B of the Wakefield Zoning Bylaw related to certain changes, extensions or alterations to the premises, including an addition to an existing building; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from 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) 1924 of the Assessors Maps and is located at **3 MELVIN STREET**.
- **(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:**

- **(24-41) JACK URBACZEWSKI/MAIN ST GRILLE & TAPHOUSE**, application for a Variance under Article XVI, Section 190-100 of the Wakefield Zoning Bylaw to replace two new signs on the premises. The property is shown as Map 24, Lot/Parcel(s) OH5 of the Assessors Maps and is located at **1099 MAIN STREET**.
- **(24-42) JOSHUA MERCURIO**, 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 razing of an existing single-family dwelling and the reconstruction of a new single-family dwelling. The property is shown as Map 19, Lot/Parcel(s) 146 of the Assessors Maps and is located at **75 NAHANT STREET**.



4. OTHER MATTERS:

- (24-11) - 361 SALEM STREET – 361 SALEM STREET WAKEFIELD, LLC – REQUEST FOR MINOR MODIFICATION

5. CLERK/BOARD COMMENTS:

6. APPROVE MINUTES OF APRIL 10, 2024