



TOWN OF WAKEFIELD

BOARD OF APPEALS

NOTICE OF MEETING

May 22, 2024 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/81592452666?pwd=OUscZsqdPkL2LLixPb3ImXEC05cF9X.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 815 9245 2666 Passcode 182883. 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

- (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

- (24-43) BERE ISLAND, INC.-D/B/A HARRINGTON'S, application for a Variance under Article XVI, Section 190-100(D) of the Wakefield Zoning Bylaw to allow a projecting bracket sign, add lettering to existing sign and add a sign on the second floor. The property is shown as Map 18, Lot/Parcel(s) 02B of the Assessors Maps and is located at 17 WATER STREET.

4. OTHER MATTERS

- (23-30) 184 WATER STREET – ONE SYLVAN, LLC – Request for Minor Modification
- 382 MAIN STREET – Pre-Application Meeting, Pursuant to Section 190-45E of the Zoning Bylaw, regarding a proposed Daycare.
- 963 MAIN STREET- TAP ROOM & KITCHEN, #BOSSMAMA – Request to change signage

5. CLERK/BOARD COMMENTS

6. APPROVE MINUTES OF MAY 8, 2024

