



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

March 13, 2024 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/85954517577?pwd=HUpVtsjlq22mcg9pyDTJiRlRb8bsNh.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 859 5451 7577 Passcode 588824. 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

- **(23-77, 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**.
- **(24-10) 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.
- **(24-32, 24-33) SAMUEL MATTISON AND SARAH MATTISON**, application for a Variance under Article X, Section 190-66, from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw related to proposed additions onto a 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 to construction additions onto the existing single-family dwelling. The property is shown as Map 25, Lot/Parcel(s) 01A of the Assessors Maps and is located at **93 SPRING STREET**.

### 3. NEW HEARINGS:

- **(24-35) CHARLES C. CURRAN, III & CAROLINE A. CURRAN**, 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 to construct an addition onto the existing single-family dwelling. The property is shown as Map 3, Lot/Parcel(s) 00B of the Assessors Maps and is located at 3 OUTLOOK ROAD.

4. **OTHER MATTERS:**

- (21-29 to 21-31) 500 MAIN STREET – MBAR WAKEFIELD, LLC/SANTANDER – Minor Modification
- (21-4 to 21-6) 581 SALEM STREET – GRANITZ FAMILY TRUST – Signage

5. **CLERK/BOARD COMMENTS:**

6. **APPROVE MINUTES OF FEBRUARY 28, 2024.**