



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

December 15<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://zoom.us/j/98812217783?pwd=bHlCYytnb1oramoxUVBidVp4SllpUT09>

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. Persons who wish to do so are invited to click on the following link <https://zoom.us/j/98812217783?pwd=bHlCYytnb1oramoxUVBidVp4SllpUT09>. 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 988 1221 7783 Passcode 556288. 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 HEARING**

- **(21-37) CRESCENT COMMONS DEVELOPMENT, LLC**, application for a Comprehensive permit pursuant to M.G.L. Chapter 40B to raze existing structures and build a Multifamily Dwelling with 56 rental units. The property is shown as Map 17, Lot/Parcel(s) 171, 172 and 173 of the Assessor's Maps and is located at **44, 46 and 48 CRESCENT STREET**.
- **(21-43, 21-44) SGD MANAGEMENT GROUP LLC**, application for a Special Permit and Site Plan Review under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 5 unit Mid-Rise or Garden Apartment building with a combination of other uses including retail or service establishment; application for a Special Permit under Article VI, Section 190-32.1 allowing reductions and/or alterations to Dimensional Controls that are required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw. The requested reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side, and rear setback, floor area ratio, building coverage, and open area. The property is shown as Map 18, Lot/Parcel(s) K41 of the Assessor's Maps and is located at **97-99 WATER STREET**.
- **(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.

- (22-10) NICOLE MCSHANE, application for a Special Permit under Section 190-22 A-F(1) of the Wakefield Zoning Bylaw to allow an accessory apartment. The property is shown as Map 14B, Lot/Parcel(s) N10 of the Assessor's Maps and is located at 34 PAON BOULEVARD.

### 3. NEW HEARINGS

- (22-27, 22-28) WARREN W. MAGOON AND GRACE C. MAGOON, application for a Special Permit under Article IV, Section 190-22A(1)(f) of the Wakefield Zoning Bylaw to add an accessory apartment to a single-family dwelling; application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of 190-22A(1)(f) related to a proposed accessory apartment. The property is shown as Map 3, Lot/Parcel(s) B7A+ of the Assessor's Maps and is located at 27 OUTLOOK ROAD.
- (22-29) 50 EMERSON STREET, LLC, application for a Special Permit under Article VI, Section 190-32G(2) of the Wakefield Zoning Bylaw to convert a two-family dwelling into a three-family dwelling. The property is shown as Map 11, Lot/Parcel(s) 58K of the Assessor's Maps and is located at 50 EMERSON STREET.
- (22-30, 22-31) ELITE METAL FRAMNG AND CONSTRUCTION, INC., application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw from the requirements of Sections 190-9 and 190-31 and Table 2 of the Wakefield Zoning Bylaw related to a proposed two(2) story professional or business office building; application for a Special Permit and Site Plan Approval 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 two (2) story professional or business office building. The property is shown as Map 39A, Lot/Parcel(s) 32BC of the Assessors Maps and is located at 611 SALEM STREET.
- (22-32) STEPHEN J. ULWICK, application appealing the cease and desist order from the Building Inspector dated November 3, 2021. The property is shown as Map 32, Lot/Parcel(s) 53B, 53BB, 53BD of the Assessors Maps and is located at 383 WATER STREET.

### 4. OTHER MATTERS

- 198 ALBION STREET – Pre-Application meeting
- (21-70, 21-71) 11 COOLIDGE PARK – JOSEPH & MARY MARTIN- Request for Minor Modifications

### 5. CLERK/BOARD COMMENTS

### 6. APPROVE MINUTES OF NOVEMBER 17, 2021