



# TOWN OF WAKEFIELD

## BOARD OF APPEALS

### NOTICE OF MEETING

July 14<sup>th</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/89183467072?pwd=bVdkR05naWZ0OUsvUGNKTWdmTnJ5Zz09>

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://us02web.zoom.us/j/89183467072?pwd=bVdkR05naWZ0OUsvUGNKTWdmTnJ5Zz09>. 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 891 8346 7072 Passcode 438825. 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.

## **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**.
- **(21-38) ELITE METAL FRAMING & CONSTRUCTION, INC**, application for a Party aggrieved, appealing the cease and desist order notice from the Building Inspector dated December 23, 2020. The property is shown as Map 39A, Lot/Parcel(s) 32BC of the Assessor's Maps and is located at **611 SALEM STREET**.
- **(21-40, 21-41, 21-42) 62 FOUNDRY LLC**, application for a Special Permit under Article VI, Section 190-32 of the Wakefield Zoning Bylaw seeking a Special Permit and Site Plan Approval in conjunction to allow a 58 unit Mid-rise apartment building with a mix or combination of other uses including retail/service establishments, and/or restaurants; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw seeking a reduction 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 may include, and are not limited to, requirements relating to front, side, and rear setback, height, floor area ratio, building coverage and open area; application for a Variance under Article X, Section 190-66 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 13, Lot/Parcel(s) 104A+ and 104G of the Assessor's Maps and is located at **62 FOUNDRY STREET AND 76 FOUNDRY 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**.

### **3. NEW HEARINGS**

- **(22-1) I.D. SIGN GROUP, INC. (FOR SHAWS SUPERMARKET)**, application for a Special Permit under Article XIII, Section 190-77(B)(2)(a) of the Wakefield Zoning Bylaw to allow a wall mounted sign on the front façade of the building. The property is shown as Map 17, Lot/Parcel(s) 008-192 of the Assessor's Maps and is located at **134 WATER STREET**.
- **(22-2) DOUGLAS L. HEATH**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to allow an addition onto the dwelling. The property is shown as Map 07, Lot/Parcel(s) 120-149 of the Assessor's Maps and is located at **28 STEDMAN STREET**.
- **(22-3) H.B. DEVELOPMENT CORP.**, 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 to raze a legal non-conforming existing two-family dwelling and reconstruct a new two-family dwelling on the premises. The property is shown as Map 25, Lot/Parcel(s) F1A of the Assessor's Maps and is located at **26 ATWOOD AVENUE**.
- **(22-4) RICHARD F. MORRIS, JR. AND CHRISTINA MORRIS**, 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 to construct an addition onto the existing single-family dwelling. The property is shown as Map 3, Lot/Parcels(s) M21 of the Assessor's Maps and is located at **84 ELM STREET**.

### **4. OTHER MATTERS**

- **(19-12, 19-13, 19-14) 291 SALEM STREET – DALJINDER MANN – CERTIFICATE OF OCCUPANCY**
- **894 MAIN STREET – VERIZON WIRELESS – ADMINISTRATIVE REVIEW**

### **5. CLERK/BOARD COMMENTS**

### **6. APPROVE MINUTES OF JUNE 23, 2021**

### **7. ADJOURN**