

**LEGAL NOTICE
PUBLIC HEARING
BOARD OF APPEALS
TOWN OF WAKEFIELD**

In accordance with the provisions of Chapter 40A of the General Laws of Massachusetts, the Zoning Board of Appeals will hold a Public Hearing at the William J. Lee Memorial Town Hall, 1st Floor Conference Room, 1 Lafayette Street, on **WEDNESDAY, APRIL 26, 2017** commencing at 7:00 PM to hear and act upon the following:

1. **Continued Hearings**
2. **(17-38) KEVIN MCCARTHY**, application for a Variance under Article 6, Section 190-31C(8) to construct an addition. The property is shown as Map 28, Lot/Parcel(s) 3 of the Assessors Maps and is located at **8 PENFIELD CIRCLE**.
3. **(17-39, 17-40, 17-41) MELANSON DEVELOPMENT GROUP, INC.**, application for a Special Permit and Site Plan Approval in conjunction therewith pursuant to Section 190-32 of the Wakefield Zoning Bylaw to allow an 83 unit mid-rise apartment building; application for a Special Permit pursuant to Section 190-32.1 of the Wakefield Zoning Bylaw to allow for reductions and/or alterations in the Dimensional Controls required under Section 190-32D and Table 2 (Table of Dimensional Regulations) of the Wakefield Zoning Bylaw related to an 83 unit mid-rise apartment building; and an application for a Variance from the requirements and/or standards for off street parking and loading under Article VII of the Wakefield Zoning Bylaw related to an 83 unit mid-rise apartment building. The property is shown as Map 13, Lot/Parcel(s) 70+ and a portion of 7375 of the Assessors Maps and is located at **69 FOUNDRY STREET** and a 72 square foot portion of **22 LAKE STREET**.
4. **(17-42, 17-43, 17-44, 17-45, 17-46, 17-47) VALLEY CROSSING, LLC**,
 - Application for Variances from the requirements of Article VI and Table 2 Section 190-31K of the Wakefield Zoning Bylaw, including, but not limited to lot area, lot frontage, lot width, setback, building coverage, open area and lot shape requirements relating to Lot 1;
 - Application for Variances from the requirements of Article VI and Table 2 Section 190-31K of the Wakefield Zoning Bylaw, including, but not limited to, lot area, lot frontage, lot width, setback, building coverage, open area, and lot shape requirements relating to Lot 2;
 - Application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including, but not limited to, lot area, lot frontage, lot width, setback, building coverage, open area, and lot shape requirements relating to Lot 3;
 - Application for Variances from the requirements of Sections 190-31C(1) and 190-37 of the Wakefield Zoning Bylaw, including allowing a driveway to service more than one lot and allowing a reduction in the requirement that 60% of the front yard be maintained as open area and eliminating the requirement to provide a fifteen foot landscaped strip adjacent to the street right-of-way line.
 - Application for a Special Permit and Site Plan Approval pursuant to Section 190-31C(1) of the Wakefield Zoning Bylaw, allowing a driveway to exceed a width of 20 feet.
 - Application for a Determination and/or Finding with respect to a Continuation and Extension of nonconforming structure or use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw related to subdividing the property to create three separate lots with two family dwellings on Lots 1 and 2 and maintaining five dwellings on Lot 3. The property is shown as Map 32, Lot/Parcel(s) 07 and 07C of the Assessors Maps and is located at **61 VALLEY STREET AND 5 HART STREET**.
5. **(17-48, 17-49) JAMES M. JOLY AND DEBRA A. JOLY & JAMES M. JOLY, TRUSTEES OF THE 61 CONVERSE STREET REALTY TRUST**, application for a Variance from the requirements of Article VI of the Wakefield Zoning Bylaw allowing a detached garage/accessory structure to be located in the rear yard closer than 7.5 feet to the side yard and/or rear yard on Lot 2; application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, including, but not limited to lot area, lot frontage, lot width, setbacks, building coverage and open area relating to Lot 1 to reconfigure the existing lot and keep the garage. The property is shown as Map 7, Lot/Parcel(s) 111+ and 123 of the Assessors Maps and is located at **30 PARK AVENUE AND 61 CONVERSE STREET**.
6. **(17-50) ROBERT SANTONELLI**, application for a Special Permit and Site Plan Approval pursuant to Section 190-36C of the Wakefield Zoning Bylaw to allow for reductions in the requirements and/or standards for off street parking and loading under Article VII of the Wakefield Zoning Bylaw related to a mixed use with any combination of existing uses, retail/service establishments and/or restaurants. The property is shown as Map 18 Lot/Parcel(s) 02A of the Assessors Maps and is located at **23 WATER STREET**.
7. **(17-51) ANDREW AND MARGARITA BARRESI**, application for a Variance under Article 190-31C(1) of the Wakefield Zoning Bylaw to expand a driveway and create a second curb cut. The property is shown as Map 07, Lot/Parcel(s) 36D of the Assessors Maps and is located at **101 CHESTNUT STREET**.

BOARD OF APPEALS
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James H. McBain
Richard O. Bayrd
Charles L. Tarbell, Jr.
Kimberly Hackett-Fowlie, Clerk
Ami Wall, Alternate
Thomas J. Lucey, Alternate