

TOWN of LYNNFIELD



BOARD of APPEALS
MEETING NOTICE

THE BOARD OF APPEALS WILL MEET ON
TUESDAY, SEPTEMBER 10, 2019, TOWN HALL - H. JOSEPH MANEY
HEARING ROOM, 55 SUMMER STREET, LYNNFIELD, MA 01940
AT 7:30 PM

AGENDA

Continued Cases

CASE #18-20 74 CRESCENT AVENUE

Continued from 6-4-19 hearing

299 EDGEMERE ROAD- Case 13-25

Minor modifications on plan previously presented to the Board, Decision dated 1/7/2014

Continued from 8-6-19 hearing

ADMINISTRATIVE REVIEW

Bruce E. Siegel and Candace Orlando-Siegel, 5 Lil's Way, Lynnfield, MA 01940

To request a reasonable accommodation under the Fair Housing Act (FHA) and/or American Disabilities Act (ADA).

NEW PETITIONS

CASE #19-12 MICHAEL AND JACLYN PRIZIO 4 MEADOW LANE, LYNNFIELD, MA 01940

To apply for a Variance under Section 4.1.2 and 9.3 Ground Water Protection to add a two car garage.

CASE #19-13 KELL ROUTE ONE, LLC 325 BROADWAY, ROUTE ONE, LYNNFIELD, MA 01940

To apply for a Variance to permit a new double faced pylon sign and a Special Permit to request a modification of its prior Special Permit and Site Plan Approval in Case 17-23 to permit conforming flat signs against the building and new pylon sign (91.78 sq. ft. of area for each side where 150 sq. ft. is permitted) with less than 40 ft. setback. Additionally, Petitioner requests Special Permit to modify structure/use for previously permitted non-conforming display sign (Case 14-04 & 17-23).

Specific Zoning Bylaw Section(s)

Section 6 (Sign Regulations) 6.3 6.8

Section 7.4 (Modification of Site Plan Approval)

Section 10.8 (Setback)

Section 11 (Non-Conforming Use) 11.1, 11.3, 11.4

MGL c. 40A 10 (Variance)

CASE #19-14 T-MOBILE 325 BROADWAY, LYNNFIELD, MA 01940

To apply for a Administrative Review – Wireless Eligible Facilities Request under Section 7. 4 of the Zoning Bylaw.

CASE #19-15 PIERCE ROAD LLC, 30 STILLMAN ROAD, LYNNFIELD, MA 01940

To apply for a Special Permit to build a new home under 5.5, 5.3 and 10.5 and Section 4.1.2 lot area.

ADMINISTRATIVE MATTERS

MINUTES FOR REVIEW

DECISIONS FOR REVIEW

REVIEW OF EXISTING ZBA APPLICATION

ADVERTISED IN THE LYNNFIELD VILLAGER ON 8/21/2019 AND 8/28/2019

8-21-19, 8-28-19 LV