

**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, JUNE 14, 2017** commencing at 7:00 PM to hear and act upon the following:

- 1. Continued Hearings**
- 2. (17-53) DENNIS M. CLOHERTY**, 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 1. The petitioner desires to divide the property to create two separate lots with dwellings on Lots 1 and 2. The property is shown as Map 01, Lot/Parcel(s) 140+ of the Assessors Maps and is located at **1 HARVEST ROAD.**
- 3. (17-54) JOHN R. CULLEN AND DENNIS M. CLOHERTY**, application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to, lot width requirements relating to Lot 2. The petitioners desire to divide the property to create two separate lots with dwellings on Lots 1 and 2. The property is shown as Map 01, Lot/Parcel(s) 139A and 140+ of the Assessors Maps and is located at **24 LINE ROAD AND 1 HARVEST ROAD.**
- 4. (17-55) ROBERT S. PRIDE, JOLANKA PRIDE AND CHRISTINE PRIDE**, application for a Special Permit pursuant of Section 190-32G(2) of the Wakefield Zoning Bylaws allowing the conversion into a three family dwelling. The property is shown as Map 10, Lot/Parcel(s) 61 of the Assessors Maps and is located at **697 MAIN STREET.**
- 5. (17-56) JONATHAN AND DARLENE HUBBARD**, application for a Special Permit under Article IV, Section 190-22 of the Wakefield Zoning Bylaws allowing an accessory apartment within the existing structure. The property is shown as Map 18, Lot/Parcel(s) NA16 of the Assessors Maps and is located at **18 MANSION ROAD.**
- 6. (17-57) ALBION REALTY SERVICES, LLC**, application for a Special Permit for relief from the requirements of the standards for signage pursuant to Section 190-101F of the Wakefield Zoning Bylaws. The property is shown as Map 12, Lot/Parcel(s) 144 of the Assessors Maps and is located at **85-87 ALBION STREET.**
- 7. (17-58) GREEN STREET HOLDINGS, LLC**, application for a Determination and/or Finding with respect to a Continuation and Extension of nonconforming structures and/or uses pursuant to Article IX, Section 190-50 related to the razing of an existing single family dwelling and reconstruction of a two family dwelling. The property is shown as Map 18, Lot/Parcel(s) 48A of the Assessors Maps and is located at **52 RICHARDSON STREET.**

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

PUBLISH:  
MAY 31, 2017  
JUNE 7, 2017  
WI