

**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 13, 2018** commencing at 7:00 PM to hear and act upon the following:

1. CONTINUED HEARINGS

2. (18-41, 18-42 & 18-43) 598 NORTH, LLC, JONATHAN D. MAIN, MGR.,

- Application for Site Plan Review from Article VII, Section 190-45 & Special Permits under Article VI, Section 190-32 & 190-32.1 of the Wakefield Zoning Bylaw for multi-family housing, Site Plan Review and further relief under said Sections 190-32 & 190-32.1 of the Wakefield Zoning Bylaw are required for the construction and use of the proposed building, parking areas and/or driveways and related improvements.

- Application for Special Permits under Article VI, Section 190-32 & 190-32.1 of the Wakefield Zoning Bylaw for dimensional relief, including parking; location of parking and driveways; screening/buffering; building height; front, rear and side yard setbacks; and, any other relief required under said Sections 190-32 & 190-32.1 of the Wakefield Bylaw to construct the proposed building, parking areas, and/or driveways and related improvements.

- Application for a Special Permit under Article VI, Section 190-36.C of the Wakefield Zoning Bylaw for dimensional relief, including parking; location of parking and driveways; screening/buffering; building height; front, rear and side yard setbacks; and, any other relief required under said Section 190-36.C to construct the proposed building, parking areas, and/or driveways and related improvements. The property is shown as Map 2A, Lot/Parcel 47G of the Assessors Maps and is located at **592 NORTH AVENUE, A/K/A 598 NORTH AVENUE.**

3. (18-44) JAMES R. PERKINS, 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 of the Wakefield Zoning Bylaw related to razing an existing single-family dwelling and reconstruction of a new single-family dwelling. The property is shown as Map 05, Lot/Parcel(s) 025 of the Assessors Maps and is located at **2 MONROE STREET.**

4. (18-45) VCA ANIMAL HOSPITALS, INC., Application for a Special Permit pursuant to Section 190-23 of the Wakefield Zoning Bylaw to allow a veterinary establishment. The property is shown as Map 36W, Lot/Parcel(s) 09A of the Assessors Maps and is located at **50-60 AUDUBON ROAD.**

5. (18-46) THOMAS M. PURCELL, III, Application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw and a Determination and/or Finding with respect to a Continuation and Extension of a nonconforming structure or use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw related to renovations and an addition to a single-family dwelling. The property is shown as Map 32, Lot/Parcel(s) 0D8 of the Assessors Maps and is located at **4 MOLLY CIRCLE.**

BOARD OF APPEALS

David W. Hatfield, Chairman

James H. McBain

Richard O. Bayrd

Charles L. Tarbell, Jr.

Ami Wall, Clerk

Michael L. Feeley, Alternate

PUBLISH:

MAY 30, 2018

JUNE 6, 2018 WI