

**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, DECEMBER 12, 2018** commencing at 7:00 PM to hear and act upon the following:

1. CONTINUED HEARINGS

2. (19-26) LIAM MACDONALD, application for a Special Permit pursuant of Section 190-32G(2) of the Wakefield Zoning Bylaw allowing the conversion of a two family dwelling into a three family dwelling. The property is shown as Map 19, Lot/Parcel(s) 26A of the Assessors Maps and is located at **9 FRANKLIN STREET**.

3. (19-27) SCOTT D. ROBERTSON AND SHEILA M. ROBERTSON, 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 non-conforming structure or use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw allowing an addition to a single-family dwelling. The property is shown as Map 20, Lot/Parcel(s) 3738A of the Assessors Maps and is located at **10 LAUREL STREET**.

4. (19-28) HARVARD MILLS, LLC AND NRP HOLDINGS, LLC, application for a Variance, pursuant to Section 190-66 of the Wakefield Zoning Bylaw, from the requirements of Section 190-32B2 of the said Bylaw regarding the minimum lot area per dwelling unit requirement. Specifically, the Applicants anticipate applying for a Special Permit for mid-rise apartments and/or mixed use development on the premises pursuant to Section 190-32 of the Bylaw and they are seeking a Variance to allow for an increase in the number of dwelling units that are otherwise allowed on the premises pursuant to Section 190-32B of the Bylaw, from 167 dwelling units to 184 units. The property is shown as Map 12, Lot/Parcel(s) 195A of the Assessors Maps and is located at **178 ALBION STREET**.

5. (19-29) HARVARD MILLS, LLC AND NRP HOLDINGS, LLC, application for a Variance, pursuant to Section 190-66 of the Wakefield Zoning Bylaw from the requirements for having required off-street parking located on the same lot as the principal use under Section 190-37A of the Bylaw for complying with the size of parking spaces and drive aisle requirements under Sections 190-37C and D of the Bylaw. The Applicants anticipate applying for a Special Permit for mid-rise apartments and/or mixed use development on the premises known and numbered as 178 Albion Street, Wakefield pursuant to Section 190-32 of the Bylaw. Parking for the premises will occur off-lot on the premises directly across the street and known and numbered as 12 Foundry Street, Wakefield, on which there is an existing parking garage used for parking by the current occupants of the Premises. The property is shown as Map 12, Lot/Parcel(s) 195A and the off-lot parking is shown as Map 12, Lot/Parcel(s) 203+ of the Assessors Maps and is located at **178 ALBION STREET AND 12 FOUNDRY STREET**.

6. (19-30) JILLIAN BERGGREN, 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 the razing of an existing single family dwelling and reconstruction of a new single family dwelling and also the reconstruction or renovations and additions to an existing accessory building. The property is shown as Map 10, Lot/Parcel(s) 042 of the Assessors Maps and is located at **47 SYLVAN AVENUE**.

7. (19-31) CHRISTOPHER B. CRONIN, TRUSTEE OF 3-5 HAWTHORNE STREET REALTY TRUST, 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 renovations and additions to an existing single-family dwelling including converting an enclosed porch into a bath/laundry. The property is shown as Map 20, Lot/Parcel(s) 43A of the Assessors Maps and is located at **5 HAWTHORNE STREET**.

BOARD OF APPEALS

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