

**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, FEBRUARY 27, 2019** commencing at 7:00 PM to hear and act upon the following:

1. CONTINUED HEARINGS

2. (19-35 & 19-36) DEBRA ANN GOLDBERG, TRUSTEE OF MIDDLESEX BLACK REALTY TRUST, application for a Special Permit with Site Plan Review pursuant of Section 190-32G of the Wakefield Zoning Bylaw, allowing the conversion of a two-family dwelling into a three-family dwelling; and an application for a Variance from the requirements of Section 190-32G(2)(a) of the Wakefield Zoning Bylaw requiring that a two-family dwelling in the General Residence District that is being converted to a three-family dwelling must be located on a lot of 13,000 square feet. The property is shown as Map 11, Lot/Parcel(s) 078 of the Assessors Maps and is located at **12 LAFAYETTE STREET**.

3. (19-37) SAMER OBEID AND MELANIE ANN OBEID, application for a Variance from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw, allowing a three (3) story single family dwelling as a result of a proposed addition to the existing single family dwelling and also 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 said addition. The property is shown as Map 15, Lot/Parcel(s) 038 of the Assessors Maps and is located at **21 SWEETSER STREET**.

4. (19-38) HERITAGE BUILDERS, INC. AND BARBARA C. MORSE, application for a Variance from the requirements of Article VI and Table 2, including upland requirements of Section 190-31J, 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 to allow Lot 7A and Lot 7AA to be separate legal buildable lots with the existing dwelling remaining on Lot 7A and a new single family dwelling constructed on Lot 7AA. The property is shown as Map 40C, Lot/Parcel(s) 07A of the Assessors Maps and is located at **51 OLD NAHANT ROAD AND PHEASANTWOOD DRIVE**.

BOARD OF APPEALS
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James H. McBain
Richard O. Bayrd
Charles L. Tarbell, Jr.
Ami Wall, Clerk
Michael L. Feeley, Alternate
Thomas J. Lucey, Alternate
Gregory W. McIntosh, Alternate

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