

**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, JULY 25, 2018** commencing at 7:00 PM to hear and act upon the following:

- 1. CONTINUED HEARINGS**
- 2. (19-1) HEALTHY HABITS, LLC**, application for a Special Permit for a service establishment use in the form of a fitness facility pursuant to Section 190-23 of the Wakefield Zoning Bylaw. The property is shown as Map 36W, Lot/Parcel(s) 06A of the Assessors Maps and is located at **3 TEAL ROAD**.
- 3. (19-2) BRIAN MASON AND DANIELLE MASON**, application for a Special Permit pursuant of Section 190-22A of the Wakefield Zoning Bylaw allowing an accessory apartment and a Variance from the requirements of Section 190-22A(1)(f)(2) of the said Bylaw. The property is shown as Map 40B, Lot/Parcel 0M4 of the Assessors Maps and is located at **8 STONE WAY**.
- 4. (19-3, 19-4, 19-5) JOSEPH TORRETTA**, application for Site Plan Review pursuant to Article VII, Section 190-45 and Special Permits under Article VI, Section 190-32 & 190-32.1 of the Wakefield Zoning Bylaw for multi-family housing (4 units)/mixed use (one retail unit), Site Plan Review and further relief under said Sections are required for the construction and use of the proposed building, parking areas, and/or driveways and related improvements. An application for a Special Permit pursuant to 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, another relief required under said Sections to construct the proposed building, parking areas, and/or driveways and related improvements. An 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 to construct the proposed building, parking areas, and/or driveways and related improvements. The property is shown as Map 12, Lot/Parcel(s) 150-151 of the Assessors Maps and is located at **29 ALBION STREET**.
- 5. (19-6, 19-7) JEREMY R. DUVAL AND ANNE K. DUVALL**, applications for Variances under Article VI, Section 190-34 & Table 2 (rear yard & side yard variance) of the Wakefield Zoning Bylaw to construct a one-story addition. The property is shown as Map 14B, Lot/Parcel(s) N43 of the Assessors Maps and is located at **27 PAON BLVD**.
- 6. (19-8, 19-9, 19-10) JUAN ALMONTE**, application for a Finding pursuant to Article IX and Section 190-50 of the Wakefield Zoning Bylaw to allow the change, extension or alteration to a preexisting nonconforming building, structure or uses including parking and/or screening and buffer strips; an application for a Special Permit under Section 190-36-C of the Wakefield Zoning Bylaw to permit the use of the property for motor vehicle sales based on existing lot improvements; an application for Site Plan Review & Special Permit for motor vehicle sales under Section 190-32 & Table of Uses to permit motor vehicle sales in a Business District. The property is shown as Map 31, Lot/Parcel(s) 123D of the Assessors Maps and is located at **349 WATER STREET**.
- 7. (19-11) MOVE2JOY STUDIO**, application for a Special Permit under Article XIII, Section 190-100D of the Wakefield Zoning Bylaw to erect a projecting bracket sign. The property is shown as Map 12, Lot/Parcel(s)167J of the Assessors Maps and is located at **106 ALBION STREET**.

BOARD OF APPEALS

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