



**MEETING NOTICE**  
**TOWN OF LYNNFIELD**

**Town Clerk Date Stamp**

**Board/Committee Name:** BOARD OF APPEALS

**Day/Date:** Tuesday, April 2, 2019

**Time of Meeting:** 7:30 PM

**Location:** TOWN HALL- H. JOSEPH MANEY HEARING ROOM  
55 SUMMER STREET, LYNNFIELD, MA

AGENDA

**CONTINUING JURISDICTION/**  
**ADMINISTRATIVE MATTERS**

*Case 17-02 Prior Site Plan Approval for the property at 24-38 Broadway for a clarification of the Decision, to also include the right to lease to consumer service establishments and a slight revision to the approved Site Plan to add consumer service establishments to the space designation retail.*

**DECISIONS FOR REVIEW**

**CASE #18-20 Norman Winsor and Erin Conway Winsor, 74 Crescent Avenue, Lynnfield, MA 01940**  
*To apply for a Special Permit/Finding under Section 9.2 and Section 5 (formerly Section 11.4) for a modification of a prior Special Permit/Finding granted by the Board of Appeals on August 3, 2017. Petitioners were granted a Special Permit/Findings, pursuant to a Lynnfield Board of Appeals decision dated and filed with the Lynnfield Town Clerk on August 3, 2017, under Sections 9.2 and 11.4 of the Lynnfield Zoning Bylaw in effect at that time, allowing for the razing and removal of the existing non-conforming lot at 74 Crescent Avenue, which dwelling was located in the 50 foot Wetlands Buffer Zone, and the construction of a new non-conforming dwelling on said lot, which also lies within the 50 foot Wetlands Buffer Zone (herein "Original Special Permit/Findings"), a copy of which is attached hereto. The Petitioners are requesting a New Special Permit/Findings and /or a modification of the Original Special Permit/Findings allowing the new non-conforming dwelling as constructed and as shown on a plan entitled "Lynnfield, Massachusetts As Built Plan prepared for Norman and Erin Winsor 74 Crescent Avenue Parcel ID 0035 0000 1753" prepared by Reid Land Surveyors, Lynn, Ma and dated August 14, 2018. Petitioners in submitting this*

*application specifically reserve the right to claim that the requested relief is not required and the submittal of this application shall in no way be deemed a waiver of any rights to make said claim.*  
**CONTINUED FROM THE 2-5-19 HEARING**

**CASE #19-03 James G.Covelluzzi 4 Magnolia Drive, Lynnfield, MA 01940**

*To apply for one year extension until 5/4/2020, to exercise rights granted by an existing Special Permit (Case12-01) (See Attached narrative) or in the alternative to grant and reissue a Special Permit under Section 9.2 of the Zoning Bylaws for construction of a single family residence in a Wetland Buffer Zone as previously granted in case #12-01 dated May 4, 2012 (See attached Exhibit A) pursuant to plans approved therein by the Zoning Board of Appeals (Copy of Approved Plans Attached)*

**CASE #19-04 Dharmarajan Masilamani and Mangairakarasi Masilamani , 159 Salem Street, Lynnfield, MA 01940**

*To apply for a Special Permit under Sections 5.4 and 5.7 (and 5.7.1) to raze and remove the existing non-conforming dwelling, located on a legal non-conforming lot, and construct a new dwelling on said lot which will comply with all dimensional setback and yard requirements but also be non-conforming due to the lot's lack of both conforming frontage and area, all as shown on attached plan.*

**CASE #19-05 914 SALEM Street, 6 Witham Street, Lynnfield, Ma 01940**

*To apply for a Variance under 4.1.2 table of dimensional and density regulations – lot frontage.*

**ADVERTISED IN THE LYNNFIELD VILLAGER ON March 13<sup>th</sup> and March 20<sup>th</sup> 2019.**

**MINUTES FOR REVIEW**