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TOWN CLERK'S OFFICE
LYNNFIELD, MA

NOTE: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of Open Meeting Law, and his March 15, 2020 Order limiting the number of people who may gather in one place, the Zoning Board of Appeals hearing will be held remotely via Zoom. The Public may not physically attend this meeting, but every effort will be made to allow the public to view and/or listen the meeting in real time.

To attend a Zoom Meeting for Board of Appeals, visit:

<https://us02web.zoom.us/j/88045519699?pwd=OHY3TWorOFJySFVHK0JETzIOVFAxdz09>

MEETING ID: 880 4551 9699

PASSWORD: 379819

If you do not have a camera or microphone on your computer you may use the following dial in number: 1 929 205 6099

MEETING ID: 880 4551 9699

PASSWORD: 379819

Please only use dial or computer and not both as feedback will distort the meeting.

AGENDA

Town Clerk Date Stamp

Board/Committee Name: BOARD OF APPEALS

Day/Date: Tuesday, April 6, 2021

Time of Meeting: 7:30 PM

Location: Virtual Meeting via Zoom

AGENDA

CONTINUED CASES

CASE #21-04 Bali Hai Restaurant Site, 160 Moulton Drive, Lynnfield, MA 01940

Site Plan Approval under Section 10.6 of the Zoning Bylaws for a 23-unit Apartment Building to be constructed at 160 Moulton Drive, Lynnfield MA.

Continued from 3-17-2021 Hearing

CASE #21-06 Regina Trust, Joseph J DiPietro Regina DiPietro, and Christopher T DiPietro, Trustee, 2, 4, 8 and 10 Harvey Park, Lynnfield, MA 01940

To apply for a Variance under Section 5.4 as needed to permit the razing, removal, reconstruction and enlargement of the four existing dwellings located and comprised of a non-conforming single family residence at 2 Harvey Park, a non-conforming two family resident at 4 Harvey Park, a non-conforming two family residence at 8 Harvey Park and non-conforming single family residence at 10 Harvey Park, all as shown on the plans filed herewith by Griffin Engineering Group, LLC entitled "Regina Trust, Harvey Park, Lynnfield, MA (Pages C1, C2, C3 and C4)" dated January 4, 2021. Apply for Special Permits under Sections 5.2, 5.3 and 5.5 to allow the razing, removal, reconstruction and enlargement of the four dwellings. Apply for variances as needed under Section 5.4 and a Special Permits as needed under 5.2, 5.3 and 5.5.
Continued from 3/2/21 Hearing

CASE #21-07 Frank Lopilato, 2 Edward, Ave, Lynnfield, MA 01940

To apply for a Variance and Special Permit under Sections 4.1.2 and 5.5 and 5.4 for a side yard deck and a rear yard deck.
Continued from 3-2-21 Hearing.

CASE #21-08 Brad DeMont, 972 Main Street, Lynnfield, MA 01940

To apply for a Special Permit under Sections 5.5, 4.1.2, and Section 9.3.8.2 for an addition and a deck.
Continued from 3-2-21 Hearing.

CASE #21-09 John Pace, 8 Ramsdell Way, Lynnfield, MA 01940

To apply for a Variance under Sections 4.1.2, to add n pool to the property.
Continued from 3-2-21 Hearing.

CASE #21-10 Alex Shaner and Paloma Oliveira Shaner, 141 Essex Street, Lynnfield, MA 01940

To apply for a Variance under Sections 4.1.2 for front yard set back to put an addition on the front of the building. Continued from 3-2-21 Hearing.

NEW CASES

CASE #21-11 Richard Hyde and Melissa Hyde, 17 Fairview Road, Lynnfield, MA 01940

To apply for a Special Permit and a Variance under Sections 4.1.2 and 5.5 to expand the existing garage and bedrooms, and to add a covered front entry way.

CASE #21-12 Amie T. Geary and David E. Geary, 16 Candlewood Road, Lynnfield, MA 01940

To apply for a Special Permit under Section 9.3.8.2 under the Groundwater Protection District to allow an increase in the percentage of impervious area (beyond the existing non-conforming percentage) above the permitted area total allowed without a special permit under the bylaw. To apply for a Variance under Section 5.4, 8.1.2.5 and 8.1.6 to add a garage and larger driveway and patio and install a swimming pool, of which only the swimming pool will require a side and rear yard setback.

ADVERTISED IN THE LYNNFIELD VILLAGER ON 3/17/2021 and 3/24/2021.