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TOWN CLERKS OFFICE
LYNNFIELD, MA

MEETING NOTICE
TOWN OF LYNNFIELD

Town Clerk Date Stamp

Board/Committee Name: BOARD OF APPEALS

Day/Date: Tuesday, May 2, 2023

Time of Meeting: 7:00 PM

**Location: AL MERRITT CENTER
600 MARKET STREET (2ND FLOOR)
LYNNFIELD, MA 01940**

AGENDA

ADMINISTRATIVE MATTERS

Case #18-20 Norman Windsor and Erin Conway, 74 Crescent Ave, Lynnfield, Ma
Attorney's Brian McGrail and Attorney Heeney to bring the Board up to date on
Massachusetts Land Court regarding property rights, boundaries and/or lot lines.
Continued from the 4/4/2023 hearing.

Case #23-8- New Cingular WIRELESS PCS, LLC, 3 Wing Road, Lynnfield
Apply for Administrative Site Plan review of Eligible Facilities to Modify Transmission
Equipment at water standpipe, under Section 8.8.5.2 (2) of the Zoning Bylaw and
Section 6409 (a) of the Federal Spectrum Act.

CONTINUED CASES

Case # 23-3 - Cassie Alberti, 200 Essex Street, Lynnfield, Ma. To apply for a Special Permit
under Section 9.2 Wetland Buffer Zone and 8.3 for an accessory apartment, and a retaining wall
and inground pool within the wetland buffer zone. Continued from 3/23 hearing

Case # 23-4 Noto Partners, LLC, 922 Lynnfield Street, Lynnfield, MA
To apply for Site Plan Approval under Section 10.6, for a proposed Restaurant and
retail space. 4/4/2023 hearing.

Case # 23-5 SHELBY LLC, Rear Locust Street, Lynnfield, MA

To apply for a Variance under Section 4.10 Table of Dimensional Requirements to construct a 2 1/2 Story/4-bedroom Single Family home. 4/4/2023 hearing.

Case # 23-6, Dewberry Engineers, Inc. (on behalf of Tesla Inc). 28 Broadway, Lynnfield, MA

To apply for Site Plan Approval under Section 10.6.1 of the Zoning Bylaws for Installation of (3) Tesla pre-assembled supercharger units, each with: (1) V3 supercharger cabinet, (1) 600A service disconnect, (4) charge posts. Install (2) light poles, (1) pad mounted utility transformer, and (1) utility pole. 4/4/2023 hearing.

Case # 23-7 Joseph Covino, 6 Alexandra Road, Lynnfield, MA

To apply for a Special Permit to construct an addition to the existing structure. 4/4/2023 hearing.

New Cases

Case # 23-9, Mario Zepaj, 15 Hutchins Circle, Lynnfield, MA

To apply for a Variance under Section 4.1.1,4.1.2, 4.8 and Section 5.4 to permit the extension, alteration, and structural change to the existing non-conforming single family residential structure. To apply for a Special Permit under Section 5.3 Non-conforming structures and 5.5 to permit the extension, alteration, and structural changes to the existing single-family dwelling.

Advertised in the Lynnfield Village on April 12th and April 19th 2023.