



MEETING NOTICE
TOWN OF LYNNFIELD

Town Clerk Date Stamp

Board/Committee Name: BOARD OF APPEALS

Day/Date: Tuesday, May 7, 2019

Time of Meeting: 7:30 PM

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

AGENDA

CONTINUING JURISDICTION MATTERS

**17-02 CONTINUED FROM 4/2/19 FOR REVIEW OF THE
REVISED SITE PLAN**

**2 BROADWAY- 40B- 68 UNIT APARTMENT BUILDING
TO EXPEDITE THE REVIEW OF THE REGULATORY
AGREEMENT**

**Kelly Jeep – 325 BROADWAY – MINOR MODIFICATION TO THE
SITE PLAN- AMENDMENT TO THE STORM WATER
MANAGEMENT**

CASE #19-01 Edward P Champy, III, 4 Pagos Way, Lynnfield, MA 01940

**To apply for a Variance under Section 4 Dimensional and Density Regulations and Section 5.4, and
Special Permits under Section 9.3, 9.3.8.2, 9.3.9 and 9.3.10 of the Zoning Bylaw for an in ground
pool.**

CONTINUED FROM THE 2/5/19 ZBA HEARING

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 affect 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 4-2-19 HEARING

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.
CONTINUED FROM THE 4/2/19 HEARING

CASE #19-06 Ivaylo Vladon, 70 Oakridge Terrace, Lynnfield, MA 01940

To apply for a Variance under Section 4.1.2 and Special Permit under Section 5.3 for an addition to the existing home.

CASE #19-07 Christmas Tree Shops Inc. and Ship Mall LLC, 24-38 Broadway, Lynnfield, MA 01940

To apply for Site Plan approval under Section 10.6.1 for exterior façade-building and signage changes to the Christmas Tree Shops (38 Broadway).

CASE #19-08 Matthew Klee and Heather Klee, 45 Lynnbrook Road, Lynnfield, MA 01940

To apply for a Special Permit and Finding under Section 5.3 to enlarge an existing kitchen.

MINUTES REVIEW

ADVERTISED IN THE LYNNFIELD VILLAGER ON 4-17-19 and 4-24-19

ADMINISTRATIVE MATTER

MINUTES FOR REVIEW

DECISIONS FOR REVIEW

REVIEW OF EXISTING ZBA APPLICATION