

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
February 23, 2004**

Board Members Attending: John Barbale
Thomas Hannigan
John Reynolds
Jerry R. Horton
Matthew Armendo
Lenny Ciuffredo
Morris Bergman

Staff Attending: Joanne Valade, Regulatory Services
David F. Holden, Code Enforcement

John Barbale, Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

225 Southwest Cutoff – Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit for expansion or change of a non-conforming use (*construct 1,422 square foot addition to existing structure*).

Edgeworth Street – Variance: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Variance for relief of ten feet from Frontage requirement) (*to construct single-family semi-detached dwelling -- duplex*).

189 Dominion Road – Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit for new residential construction (*construct five single-family attached dwellings*) with the following conditions:

1. Condition reduced to five (5) units
2. Extend sewer line /drainage system from property to Lake Avenue North
3. Adequate sewerage/drainage

149 Belmont Street –Variances & Special Permits: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing for Variances and Special Permits to March 22, 2004 (*to rehabilitate existing structure in order to provide ten residential units for disabled adults*).

Havana Road – Special Permit: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice at the request of the applicant (Special Permit for new construction) (*to allow single-family semi-detached dwellings – duplexes in RS-7 district*).

453 Lake Avenue – Variance: Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variance for relief of seven feet from Side Yard setback (*add sunroom onto new deck of single-family dwelling*).

86 Water Street – Special Permit: Upon a motion by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit for relief of nine off-street parking spaces (*to add seating of eighteen*).

25 Winthrop Street – Amendment: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Amendment (*a condition requiring that access from Heywood Street by Parcels I & II be subject to further review if second phase of development is commenced*).

35 Colton Street – Variances: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variances for: 1) relief of 400 square feet from Gross Dimensional requirement and 2) relief of four feet from Frontage requirement (*construct a single-family dwelling*).

517 Grove Street – Variance & Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance for relief of seven feet from Side Yard setback requirement and Special Permit for expansion or change of a non-conforming use (*construct addition onto rear of two-family dwelling*).

383 Mower Street – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance for relief of nine feet from Rear Yard setback requirement (*construct deck within rear yard setback*).

114 Lincoln Street – Variance: Upon a motion by Matthew Armendo and seconded by Lenny Ciuffredo, the Board voted 5-0 to continue the requested hearing for Variance to March 8, 2004 for relief of ten feet from Side Yard setback requirement (*construct single-family semi-detached dwelling -- duplex*).

1 Henchman Street – Variance & Special Permit: Upon a motion by Matthew Armendo and seconded by Lenny Ciuffredo, the Board voted 5-0 to continue the requested hearing for Variance to March 8, 2004 for relief of 1,318 square feet from Gross Dimensional requirement and Special Permit for new residential construction (*construct three single-family attached dwelling units*).

19-21 Halmstad Street – Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 3-2 to approve the requested Special Permit for new residential construction (*construct three single-family attached dwellings – triplex*); therefore, the petition was denied.

3 Wilbur Street/ Darrow Street – Variance: Upon a motion by Matthew Armendo and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variance for relief

of sixty-five feet from Frontage requirement (*to subdivide property & create new lot with access on Darrow Street*).

1020 West Boylston Street – Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit for new residential construction or conversion to additional dwelling units (to allow three-family in RL-7 district) (*convert existing three-family to legal three-family dwelling*).

12 May & 2 Kingsbury Streets – Variances: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variances for: 1) relief of one foot from exterior Side Yard setback requirement; 2) relief of four feet from interior Side Yard setback requirement; 3) relief of five feet from Front Yard setback requirement; and 4) relief from height requirement – to exceed 2 ½ stories, but less than 35 feet (*construct three single-family attached dwellings – triplex*).

OTHER BUSINESS:

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the February 9, 2004 meeting.

The meeting adjourned at 8:15 p.m.