

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
November 8, 2004**

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

**Staff Attending:** Joanne Valade, Division of Land Use

Thomas Hannigan, Vice Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

**\*\* 38 Toronita Avenue – Administrative Appeal:** Upon a motion duly made by John Reynolds and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to November 22, 2004 for Administrative Appeal (*to overturn the June 23, 2004 Planning Board decision granting approval for an Opening of Way for Public Use*).

**346 Shrewsbury Street – Special Permit & Variance:** Upon a motion duly made by John Reynolds and seconded by Morris Bergman, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice for Special Permit & Variance (*to convert vacant structure to a restaurant*).

**\*\* 40 Sterling Street – Variances:** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to continue the requested hearing to November 22, 2004 for Variance (*to subdivide parcel in order to construct a two-family dwelling on newly created lot*) as listed below:

Variances:

1. Relief of eight feet from Side Yard setback requirement.
2. Relief of seven feet from Frontage setback requirement.
3. Relief of eight feet from Rear Yard setback requirement.

**65 Temple Street – Special Permits:** Upon a motion duly made by John Reynolds and seconded Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Special Permits (*to relocate “Kelley Square Flea Market” into one of two existing vacant structures*).

**\*\* 30 Montclair Drive – Administrative Appeal:** Upon a motion duly made and seconded, the Board voted to continue the requested hearing to November 22, 2004 for Administrative Appeal (*to overturn the decision of the Director of Code Enforcement denying a request for zoning enforcement*).

**\*\* 14 Jewett Terrace – Variance:** Upon a motion by John Reynolds and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to November 22, 2004 for Variance (*to construct a single-family dwelling*) as listed below:

Variance:

1. Relief of fifteen feet from Frontage requirement.

**980 Grafton Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 4-0 to deny the requested hearing for Variance (*to construct a wall sign*) as listed below:

Variance:

1. Relief of 55 square feet from signage Gross Dimensional requirement.

**246 Webster Street – Variances:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Variances (*to construct a single-family dwelling*) as listed below:

Variances:

1. Relief of 789 square feet from Gross Dimensional requirement.
2. Relief of 13 feet from Frontage requirement.

**18 Christine Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the Variance (*to divide existing lot into three parcels in order to construct a single-family dwelling on the newly created vacant lot – Lot 1*) as listed below:

Variance:

1. Relief of 1,502 square feet from Gross Dimensional requirement (Lot 1).

**46-50 Millbury Street – Variances & Special Permit:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Variances & Special Permit (*to convert existing structure into a Chinese restaurant*) as listed below with the following condition:

Variances:

1. Relief 10 feet from Rear Yard setback requirement.
2. Relief of 50 spaces from Off-Street parking requirement.

Special Permit:

1. Expansion or change of a non-conforming use.

Condition:

Conditional on current owner: Approval for this business (and owner) only.

**\*\* 1 & 3 Prioulx Street – Administrative Appeal:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted to continue the requested hearing to December 6, 2004 for Administrative Appeal (*to overturn the September 15, 2004 Planning Board decision granting Definitive Site Plan approval for construction of apartment building on parcels located at 1 & 3 Prioulx Street*).

**8 Hyde Street – Variance:** Upon a motion duly made and seconded, the Board voted to approve the requested Variance (*to construct an attached garage onto existing single-family dwelling*) as listed below:

Variance:

1. Relief of six feet from Side Yard setback requirement.

**20 Hancock Hill Drive – Variance & Special Permit:** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the Variance & Special Permit (*increase size of existing deck in rear of house*) as listed below:

Variance:

1. Relief 15 feet from Rear Yard setback requirement.

Special Permit:

1. Expansion or change of a non-conforming use.

**1486-1488 Main Street – Special Permit:** Upon a motion duly made and seconded, the Board voted to continue the requested hearing for Special Permit to December 6, 2004 (*to construct single-family attached dwellings: two structures with four units each*) as listed below:

Special Permit:

1. New residential construction (8 units proposed).

**\*\* 4 Ideal Terrace – Variances:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to November 22, 2004 for Variances (*to construct two additions to existing single-family dwelling*) as listed below:

Variance:

1. Relief of 1.4 feet from Side Yard setback requirement.
2. Relief 4.8 feet from Front Yard setback requirement.

**OTHER BUSINESS:**

**Approval of Minutes:** October 18, 2004 meeting.

The meeting adjourned at 7:30 p.m.

**NOTE: \*\* Reflect filings that have been continued.**

