

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
September 8, 2003**

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

**Staff Attending:** Diana L. Collins, Regulatory Services,  
David F. Holden, Code Enforcement

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

**1180 Millbury Street – Special Permit and Variance:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the hearing to September 22, 2003.

**33 Canterbury Street – Special Permit and Variance:** Upon a motion by Thomas Hannigan and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit and Variance with the following condition: that a prior Special Permit approval to allow a church will be void.

**29 Clifton Street – Special Permit and Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit and Variance.

**845 Millbury Street – Special Permit and Variance:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit and Variance.

**71 Pullman Street – Special Permit:** Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit with the following condition: to allow retail sales only.

**24 Julien Avenue – Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 3-2 (Thomas Hannigan and Jerry Horton voted no) to approve the requested Special Permit.

**8 Rydal Street – Special Permit and Variance:** Upon a motion by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit and Variance.

**20 Dupuis Avenue – Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the requested Special Permit.

**11 East Central Street – Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit with the

following conditions: petitioner to retain a structural engineer to inspect existing sign, report to be reviewed by Department of Code Enforcement and to produce a document of legal standing per Zoning Ordinance.

**18 Wells Street –Variations:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variations.

**25 Mott Street –Variations:** Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variations with the following condition: petitioner to retain a structural engineer to inspect existing sign, report to be reviewed by Department of Code Enforcement and to produce a document of legal standing per Zoning Ordinance.

**2 Vernon Terrace –Variations:** Upon a motion by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice.

**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.

**14 Sunnyview Heights –Variance:** Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variance with the following additional reasons: (1) Flows out of the physical nature of land and (2) Need for a Variance was a result of a series of land surveyor errors prior to purchase by petitioners.

**317 Southwest Cutoff –Special Permit:** Upon a motion by Jerry Horton and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit.

#### **OTHER BUSINESS:**

Informal Discussion – Attorney Samuel DeSimone requested an informal discussion concerning proposal of an Adaptive Reuse Overlay District for existing IN-H zoning district (St. Vincent Hospital area).

**Approval of Minutes:** Upon a motion duly made and seconded it was voted 5-0 to approve the minutes of the August 11, 2003 meeting.

The meeting adjourned at 8:00 P.M.