

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
January 12, 2004**

AMENDED
(SEE 1108 WEST BOYLSTON STREET)

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

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

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

205 Cambridge 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 for expansion or change of a non-conforming use (*add an auto body spray booth*) with the following condition:

1. Provided trailer is removed from site within thirty (30) days.

1 & 3 Clegg Street –Variances: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested variances for 1) relief of 820 square feet from Gross Dimensional requirement and 2) relief for 8 feet from Rear Yard setback requirement (*to construct a single-family semi-detached dwelling*) with the following condition:

1. That reflective mirror is installed to accommodate traffic.

47 Katahdin Street – Variance: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested variance for relief of five (5) feet from Frontage requirement (*convert single-family dwelling to two-family dwelling*).

505, 507, 509 Plantation 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 thirty-two (32) square feet from Identification Signage requirement (*construct 64 square foot identification signage*) with the following conditions:

1. Sign is to replace existing sign; and
2. Sign may remain for two years.

1108 West Boylston Street – Special Permit: Upon a motion by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 3-2 to deny the requested Special Permit for new residential construction or conversion to additional (4) dwelling units (*construct four (4)(single-family attached dwelling units*).

225 Southwest Cutoff – Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing for a Special Permit (*construct 1,422 square foot addition to existing structure*) to January 26, 2004. (Notes: Size/nature of sign; parking; egress)

19-21 Halmstad Street – Special Permit and Variance:

1. Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve a Leave to Withdraw without Prejudice regarding the requested Special Permit for new residential construction or conversion to additional (4) dwellings units (*construct four single-family attached dwelling units*); and
2. Upon a motion by John Reynolds and seconded by Jerry Horton the Board voted to deny 5-0 the requested Variance for relief of eighteen feet from Rear Yard setback requirement (no case made).

54-56 Brooks Street – Special Permit & Variances: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit for new residential construction or conversion to additional dwelling units (*construct six (6) single-family attached dwellings*) and the requested Variances for 1) relief of 6 feet 1 inch from Frontage requirement and 2) relief of 7 feet 5 inches from Height requirement.

67 June Street – Special Permits & Variances: Upon a motion by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Special Permits for 1) expansion or change of a non-conforming use and 2) to allow a three-family dwelling in a RL-7 district (*convert two-family to three-family dwelling*) and requested Variances for 1) relief of 5 feet from Side Yard setback requirement and 2) relief of 15 feet from Frontage requirement with the following condition:

1. Appropriate lateral supports are to be installed.

181 Lake Avenue – Extension of Time: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Extension of Time to commence activity for an additional six months.

OTHER BUSINESS:

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the December 15, 2003 meeting.

The meeting adjourned at 7:30 p.m.