

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
January 10, 2005**

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

**Staff Attending:** Jody Valade, Division of Land Use  
David F. Holden, Department of Code Enforcement

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

**14 Wilkinson Street – Special Permit:** Upon a motion duly made by Morris Bergman and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit (*to construct a single-family semi-detached dwelling -- duplex*) as listed below:

Special Permit:

1. To allow a single-family semi-detached dwelling in a RS-7 zoning district.

***\*\*At the close of the Zoning Board meeting (see below), it was discovered that an aggrieved abutter had been intended to attend the Hearing in opposition to the request. Accordingly, the ZBA suspended its rules, by motion to reconsider, and rescinded their original unanimous vote in the affirmative, and voted to re-advertise and re-open the hearing at its February 14, 2005 meeting.***

**641-651 West Boylston Street – Variances:** Upon a motion duly made by Morris Bergman and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variances (*to license parking lot*) as listed below:

Variances:

1. Relief of five feet from Front setback requirement for accessory parking.
2. Relief from Interior Landscaping for parking lots requirement.

**4 Ideal Terrace – Special Permit:** Upon a motion duly made by John Reynolds and seconded Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (*to expand second floor of existing single-family dwelling*) with conditions as listed below:

Special Permit:

1. Expansion or change of a pre-existing non-conforming use/structure.

Conditions:

1. No impairment of neighbor's right of way.

2. No storage of materials on property.
3. Must use licensed contractors.

**\*\* 23 Dominion Road – Variances:** Upon a motion duly made by Morris Bergman and seconded by John Reynolds, the Board voted 5-0 to continue the requested hearing to February 14, 2005 for Special Permit (*to construct a single-family dwelling*) as listed below:

Variances:

1. Relief of 2,000 square feet from Gross Dimensional requirement.
2. Relief of 15 feet from Frontage requirement.

**44 Christine Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve requested Leave to Withdraw Without Prejudice (*to construct a second story to a portion of the existing single-family dwelling*) as listed below:

Special Permit:

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

**54 Suffolk Street – Special Permit:** Upon a motion duly made by Matthew Armendo and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Special Permit (*to operate auction / warehouse (dealer / wholesale outlets)*) as listed below:

Special Permit:

1. To operate an auction house/warehouse (dealer/wholesale outlet) in a MG-2.0 zoning district.

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**OTHER BUSINESS: (2)**

**421 Shrewsbury Street – Scrivener’s Error:** Signed

**RECONSIDERATION:**

**14 Wilkinson Street – Special Permit:** Upon a motion duly made by Morris Bergman and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit (*to construct a single-family semi-detached dwelling -- duplex*) as listed below:

Special Permit:

2. To allow a single-family semi-detached dwelling in a RS-7 zoning district.

**Re-considered: See Page 1 above.**

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**Approval of Minutes:** December 20, 2004 meeting.

The meeting adjourned at 7:30 p.m.