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

**55A Wyola Drive – Variance:** Upon a motion by Leonard Ciuffredo and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variance with the condition that the deck be reduced to 10’x14’.

**7 Reardon Street (Lot 13R) – Variance:** Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variance.

**380 Coburn Avenue – Special Permit:** Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Special Permit with the condition that there will be a cul-de-sac.

**1 Envelope Terrace – Variance:** Upon a motion by Thomas Hannigan and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance.

**70 Winter Street – Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the hearing to January 27, 2003.

**31 Ballard Street – Special Permits:** Upon a motion by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to continue the hearing to January 13, 2003.

**OTHER BUSINESS:**

**Approval of Minutes:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted unanimously to approve the minutes from the December 2, 2002 meeting.

The meeting adjourned at 8:00 P.M.