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 –Variances: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variances.

25 Mott Street –Variances: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variances 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 –Variances: 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.