

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
February 9, 2004**

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

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

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

225 Southwest Cutoff – Special Permit: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to continue the requested hearing for a Special Permit to February 23, 2004 (*construct 1,422 square foot addition to existing structure*).

6 Pullman Street – Special Permit: Upon a motion duly made and seconded, the Board voted to continue the requested hearing for a Special Permit to March 8, 2004 (*to allow the business of soil remediation in a MG-0.5 district*). After discussion with staff the following day, the continuation has been extended to March 22, 2004.

19 & 21 Hyannis Place – Variance: Upon a motion duly made and seconded, the Board voted 2-3 to deny the requested variance for relief of one foot from Side Yard setback requirement (John Reynolds, Jerry Horton and Thomas Hannigan voted no; Matthew Armendo and John Barbale voted yes) (*to complete construction of single-family semi-detached (duplex)*).

379 May Street – Variance: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 1-4 to deny the requested Variance for relief of ten feet from Frontage requirement (*to construct a single-family dwelling*).

12 May & 2 Kingsbury Streets – Variances: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (*construct three single-family attached dwellings*).

91 East Mountain Street – Special Permit: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Special Permit for new residential construction (*construct three single-family attached dwellings*).

49 Coburn Avenue – Variances: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variances (*convert existing single-family to two-family dwelling*).

189 Dominion Road – Special Permit: Upon a motion by Jerry Horton and seconded by John Reynolds, the Board voted 5-0 to continue the requested hearing to February 23, 2004 (*construct five single-family attached dwellings*).

170-172 James Street – Special Permit: Upon a motion by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit (*classification change – from two-family to single-family semi-detached dwelling--duplex*).

50 North Ashland Street – Variances: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variances for (1) relief of 221 square feet from Gross Dimensional requirement (Parcel B); and (2) relief of 313 square feet from Gross dimensional requirement (Parcel C) (*subdivide parcel into four lots and construct four side-by-side single-family attached dwellings*).

43 Harrington Way – Special Permit: Upon a motion by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to deny the requested Special Permit (*construct four single-family attached dwellings*).

OTHER BUSINESS:

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the January 26, 2004 meeting.

The meeting adjourned at 8:20 p.m.