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.