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 Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit for expansion or change of a non-conforming use (construct 1,422 square foot addition to existing structure).

Edgeworth Street – Variance: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Variance for relief of ten feet from Frontage requirement) (to construct single-family semi-detached dwelling -- duplex).

189 Dominion Road – Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit for new residential construction (construct five single-family attached dwellings) with the following conditions:

1. Condition reduced to five (5) units  
2. Extend sewer line /drainage system from property to Lake Avenue North  
3. Adequate sewerage/drainage

149 Belmont Street – Variances & Special Permits: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing for Variances and Special Permits to March 22, 2004 (to rehabilitate existing structure in order to provide ten residential units for disabled adults).

Havana Road – Special Permit: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice at the request of the applicant (Special Permit for new construction) (to allow single-family semi-detached dwellings – duplexes in RS-7 district).
453 Lake Avenue – Variance: Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variance for relief of seven feet from Side Yard setback (add sunroom onto new deck of single-family dwelling).

86 Water Street – Special Permit: Upon a motion by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit for relief of nine off-street parking spaces (to add seating of eighteen).

25 Winthrop Street – Amendment: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Amendment (a condition requiring that access from Heywood Street by Parcels I & II be subject to further review if second phase of development is commenced).

35 Colton 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 400 square feet from Gross Dimensional requirement and 2) relief of four feet from Frontage requirement (construct a single-family dwelling).

517 Grove Street – Variance & Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance for relief of seven feet from Side Yard setback requirement and Special Permit for expansion or change of a non-conforming use (construct addition onto rear of two-family dwelling).

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 for relief of nine feet from Rear Yard setback requirement (construct deck within rear yard setback).

114 Lincoln Street – Variance: Upon a motion by Matthew Armendo and seconded by Lenny Ciuffredo, the Board voted 5-0 to continue the requested hearing for Variance to March 8, 2004 for relief of ten feet from Side Yard setback requirement (construct single-family semi-detached dwelling -- duplex).

1 Henchman Street – Variance & Special Permit: Upon a motion by Matthew Armendo and seconded by Lenny Ciuffredo, the Board voted 5-0 to continue the requested hearing for Variance to March 8, 2004 for relief of 1,318 square feet from Gross Dimensional requirement and Special Permit for new residential construction (construct three single-family attached dwelling units).

19-21 Halmstad Street – Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 3-2 to approve the requested Special Permit for new residential construction (construct three single-family attached dwellings – triplex); therefore, the petition was denied.

3 Wilbur Street/ Darrow Street – Variance: Upon a motion by Matthew Armendo and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variance for relief
of sixty-five feet from Frontage requirement (*to subdivide property & create new lot with access on Darrow Street*).

**1020 West Boylston Street – Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit for new residential construction or conversion to additional dwelling units (to allow three-family in RL-7 district) (*convert existing three-family to legal three-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 requested Variances for: 1) relief of one foot from exterior Side Yard setback requirement; 2) relief of four feet from interior Side Yard setback requirement; 3) relief of five feet from Front Yard setback requirement; and 4) relief from height requirement – to exceed 2 ½ stories, but less than 35 feet (*construct three single-family attached dwellings – triplex*).

**OTHER BUSINESS:**

**Approval of Minutes:** Upon a motion duly made and seconded it was voted to approve the minutes of the February 9, 2004 meeting.

The meeting adjourned at 8:15 p.m.