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

**Onset Street – Variance:** Upon a motion duly made and seconded, the Board voted 5-0 to continue the requested hearing to July 12, 2004 for Variance (*to construct single-family semi-detached dwelling – duplex*) as listed below:

- Relief of 35 feet from Frontage (Lot 3) requirement

**304, 315, 319, 321 Cambridge Street & 2 Hacker Street – Variances & Special Permit:** Upon a motion by Morris Bergman and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Variances and Special Permit (*To construct twelve low rise multifamily dwelling units in a single three story structure*) as listed below:

- Relief of 213 square feet from Gross Dimensional requirement
- Relief of 12 feet from Side Yard setback requirement
- Relief of 270 feet from Front Yard setback requirement
- Relief of 5 feet from Front Yard setback requirement
- Relief of 1 story from Height requirement (Table 4.2)
- Relief of Recreational Area requirement: no recreational area (Table 4.2)

**Staff Attending:** Joanne Valade, Division of Land Use

**Board Members Attending:**

- John Barbale
- Thomas Hannigan
- John Reynolds
- Jerry R. Horton
- Matthew Armendo
- Lenny Ciuffredo
- Morris Bergman
7 Island Drive – Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (*to expand existing structure and replace two cremation ovens*) as listed below:

   Special Permit:
   1. Expansion or change of a non-conforming use

35 Shannon Street – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing to July 12, 2004 for Variance (*to construct a single-family attached dwelling – triplex*) as listed below.

   Variance:
   1. Relief of 23 feet from Frontage requirement

2 Stoddard Drive – Variance: Upon a motion duly made and seconded, the Board voted 5-0 to continue the hearing to July 12, 2004 for Variance (*to construct a single-family dwelling on Parcel 1*) as listed below:

   Variance:
   1. Relief of 3,950 square feet from Gross Dimensional requirement

152 West 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 (*to construct an addition on all three floors*) as listed below:

   Special Permit:
   1. Expansion or change of a non-conforming use.

199 Chandler Street – Special Permit & Variance: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit & Variance (*to convert structure to retail/office/training center*) as listed below:

   Variance:
   1. Relief of 27 spaces from off-street parking requirements

   Special Permit:
   1. Expansion or change of a non-conforming use (change of use)

215 Mill Street – Variance: Upon a motion by John Reynolds and seconded by Jerry Horton it was voted by the Board 5-0 to approve the requested Variance (*to convert former nursing home into 21 dwelling units*) as listed below:

   Variance:
   1. Relief of 490 feet from Frontage requirement.
510 Cambridge Street & 4 McKeon Road – Administrative Appeal: Upon a motion duly made by Jerry Horton and seconded by John Reynolds, the Board voted 3-2 to approve the Administrative Appeal to overturn the Director of Code Enforcement; denying a request for Zoning enforcement; therefore, since the vote did not carry (4-1 required) the Director’s decision still stands.

OTHER BUSINESS: None

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the June 14, 2004 meeting.

The meeting adjourned at 8:30 p.m.