

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
June 28, 2004**

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

Staff Attending: Joanne Valade, Division of Land Use

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:

Variance:

1. 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:

Variances:

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

Special Permit:

1. Relief of 4 feet from Parking Lot Access Lane requirement (Table 4.4)

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.