Thomas Hannigan, Vice Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

**584 West Boylston 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 and Special Permit (*to convert first floor commercial use of structure to residential use*) as listed below:

- **Variance:**
  1. Relief of six spaces from off-street parking requirement.

- **Special Permit:**
  1. Conversion to additional dwelling units (2 apartments).

**1001 Southbridge Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Morris Bergman, the Board voted 4-1 to approve the requested Variance (*to relocate sign onto freestanding sign structure*) as listed below:

- **Variance:**
  1. Relief from height limitations on freestanding accessory sign.

**166-207 Grafton Street (2 Keese Street) – Administrative Appeal:** After a request from the petitioner to the Board and to the City’s Law Department, and after the Law Department recommended the Board reconsider, upon a motion duly made and seconded the Board voted to deny the request to reconsider the Administrative Appeal (*to overturn the May 26, 2004 Planning Board decision granting Site Plan Approval at 166-207 Grafton Street*).

**166-207 Grafton Street (38 Artic Street) – Administrative Appeal:** After a request from the petitioner to the Board and to the City’s Law Department, and after the Law Department recommended the Board reconsider, upon a motion duly made and seconded the Board voted to deny the request to reconsider the Administrative Appeal (*to overturn the May 26, 2004 Planning Board decision granting Site Plan Approval at 166-207 Grafton Street*).
** 67 Millbrook Street – Special Permit & Variance:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing to September 27, 2004 for Special Permit & Variance (to construct three billboards on premises) as listed below:

- **Variance:**
  1. Relief from signage height limitations (Article IV, Section III, C).

- **Special Permit:**
  1. To allow outdoor advertising in a MG-2.0 district.

** 23 Barclay Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted to continue the requested hearing to September 27, 2004 for Variance (to construct a single family semi-detached dwelling -- duplex) as listed below:

- **Variance:**
  1. Relief of 1,701 square feet from Gross Dimensional requirement.

Bolton Street – Variances: Upon a motion duly made and seconded, the Board voted to dismiss the requested hearing for Variances (to construct a single-family semi-detached dwelling -- duplex) as listed below due to the fact that the filing was not properly before the board.

- **Variances:**
  1. Relief of 200 square feet from Gross Dimensional requirement.
  2. Relief of 10 feet from Frontage requirement.

** 346 Shrewsbury Street – Special Permit & Variance:** Upon a motion duly made and seconded, the Board voted 5-0 to continue the requested hearing to September 27, 2004 for Special Permit & Variance (to convert vacant structure to restaurant) as listed below:

- **Variance:**
  1. Relief of twenty-five spaces from off-street parking requirement.

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

7 Durant Way – Special Permit: Upon a motion by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit (to construct second floor addition onto existing single-family dwelling – raise roof) as listed below:

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

505, 507, 509 Plantation Street – Variance: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted to approve the requested Variance (to construct one sign on one lot to identify four separate uses on separate but adjoining parcels) as listed below and with the following condition:
Variance:
1. Relief from signage dimensional limitations and to allow multiple identification signs on one lot.

Condition:
1. Existing signs to be removed.

320 Millbury Street – Special Permit & Variances: Upon a motion duly made John Reynolds and seconded by Jerry Horton, the Board voted 4-1 to approve the requested Special Permit & Variances (to construct a fourth dwelling unit in existing three-family dwelling) as listed below:

Variance:
1. Relief of 110 feet from Frontage requirement.
2. Relief of 4 spaces from off-street parking requirement.

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

3 James Street – Variance: Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 4-1 (Jerry Horton voted No) to approve the requested Variance (to construct two signs on premises) as listed below with the following condition:

Variance:
1. Relief of 120 square feet from signage Gross Dimensional requirement.

Condition:
1. Signage lighting must be shut down by 9:00 p.m.

** 712-A Pleasant Street – Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to September 27, 2004 for Special Permit (to operate a retail food service – Chinese take-out) as listed below:

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

304, 315, 319, & 321 Cambridge Street & 2 Hacker Street– Variance: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted to approve the requested Variance (to construct twelve low-rise multi-family dwelling units in a single three-story structure) as listed below with the following condition:

Variance:
1. Relief of 12 spaces from off-street parking requirement.

Condition:
1. Separate lot to be used for neighborhood parking.
247 East Mountain Street – Special Permits: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Special Permits: to remove existing single-family dwelling and construct a six unit multi-family dwelling).

166 Lincoln Street – Special Permit: Upon a motion duly made and seconded, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Special Permit: to utilize portion of lot for operation of used motor vehicle sales).

Tainter Street – Special Permit & Variances: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit & Variances (to construct a facility building for Boys & Girls Club and a field house for Clark University) as listed below:

  Variance:
  1. Relief of five feet from Front Yard setback requirement (Clark University field house).
  2. Relief of 73 spaces from parking/loading requirement (Boys & Girls Club).

  Special Permit:
  1. New construction, reconstruction or conversion to non-residential use (Boys & Girls Club).

36 Quaboag 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: to subdivide lot in order to create two lots with 20 feet of frontage each).

205 Millbury Street – Variance: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Variance: to convert first floor of structure into a restaurant).

OTHER BUSINESS: None

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the August 16, 2004 meeting.

The meeting adjourned at 8:15 p.m.

NOTE: ** Reflect filings that have been continued.