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

Staff Attending:    Joanne Valade, Division of Land Use
                   David F. Holden, Code Enforcement

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

** 38 Toronita Avenue – Administrative Appeal: ** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing to November 8, 2004 for Administrative Appeal (to overturn the June 23, 2004 Planning Board decision granting approval for an Opening of Way for Public Use).

** 346 Shrewsbury Street – Special Permit & Variance: ** Upon a motion duly made by Lenny Ciuffredo and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to November 8, 2004 for Special Permit & Variance (to convert vacant structure to a 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.

** 14 Jewett Terrace – Variance: ** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to November 8, 2004 for Variance (to construct a single-family dwelling) as listed below:

Variance:
1. Relief of fifteen feet from Frontage requirement.

428 Lake Avenue – Variances & Special Permit: ** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice for Variances (to split the lot into two; thereby creating an additional new lot) as listed below:
Variance:
1. Relief of five feet from Side Yard setback requirement (Lot 1).
2. Relief from Side Yard setback requirement (Lot 2) (of 4 feet from right side & 4 feet from left side).

Upon a motion by John Reynolds and seconded by Morris Bergman, the Board voted 4-1 (Jerry Horton voted No) to approve the **Special Permit** (to split the lot into two; thereby creating an additional new lot) as listed below:

**Special Permit:**
1. Expansion of pre-existing non-conforming structure.

**67 Millbrook Street – Variance & Special Permit:** Upon a motion duly made and seconded, the Board voted 4-1 to approve the requested **Special Permit** (to construct billboards on said premises) as listed below with the following conditions:

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

**Conditions:**
1. Only two (2) billboards allowed;
2. At or greater than 1,000 feet apart; and
3. Not animated.

Upon a motion duly made and seconded, the Board voted to approve requested Leave to Withdraw Without Prejudice at the request of the applicant for Variance (for relief of signage height limitations (Article IV, Section III, C) to construct billboards on said premises).

**5 Norton Street – Variances:** Upon a motion duly made by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice at the request of the applicant for Variances (to construct a detached garage).

**980 Grafton Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to November 8, 2004 for Variance (to construct a wall sign) as listed below:

**Variance:**
1. Relief of 55 square feet from signage Gross Dimensional requirement.

**10 Frank Street – Variances:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to November 22, 2004 for Variances (to divide existing lot into two equal size parcels in order to construct a single-family dwelling on newly created lot) as listed below:

**Variance:**
1. Relief of 2,000 square feet from Gross Dimensional requirement (each lot).
2. Relief of 15 feet from Frontage requirement (each lot).

**222 Mower Street – Special Permit:** Upon a motion duly made and seconded, the Board voted to approve the requested Special Permit (*to convert attached garage into additional living space*) as listed below:

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

**Rosemont Road (Lot 64) – Variances:** Upon a motion duly made by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to approve the Variances (*to construct a single family dwelling*) as listed below:

   **Variance:**
   1. Relief of 347 square feet from Gross Dimensional requirement.
   2. Relief of 17 feet from Frontage requirement.

**660 Burncoat Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Variance (*to construct an accessory building*) as listed below:

   **Variance:**
   1. Relief of five feet from Article IV, Section 8 (II)(J) accessory structure height requirement.

**9 Polito Drive – Variances:** Upon a motion duly made and seconded, the Board voted 5-0 to approve the Variance (*to construct an addition and an attached garage to existing single family dwelling*) as listed below:

   **Variances:**
   1. Relief of ten feet from Rear Yard setback requirement.
   2. Relief of seven feet from Front Yard setback requirement.

**15 Alexander Road – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the Special Permit (*to reclassify structure as a two family dwelling*) as listed below:

   **Special Permit:**
   1. To allow a two-family dwelling in an RS-7 zoning district.

**6 Arthur Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Special Permit (*to operate a nail salon*) as listed below with the following condition:
Special Permit:
1. To allow a personal service shop operation (nail salon) in a RG-5 zoning district.

Condition:
1. Only one use allowed (nail salon) with only one (1) salon chair allowed.

** 40 Sterling Street – Variances: Upon a motion duly made and seconded, the Board voted 5-0 to continue the requested hearing to November 8, 2004 for Variance (to subdivide parcel in order to construct a two-family dwelling on newly created lot) as listed below:

Variance:
1. Relief of eight feet from Side Yard setback requirement.
2. Relief of seven feet from Frontage setback requirement.
3. Relief of eight feet from Rear Yard setback requirement.

** 65 Temple Street – Special Permits: Upon a motion duly made by John Reynolds and seconded Jerry Horton, the Board voted 5-0 to continue the requested hearing to November 8, 2004 for Special Permits (to relocate “Kelley Square Flea Market” into one of two existing vacant structures) as listed below:

Special Permits:
1. Expansion or change of a non-conforming use.
2. To allow a flea market operation in a MG-2.0 zoning district.

788 West Boylston Street – Special Permit: 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 Permit (to allow automobile sales and repair in a BL-1.0 zoning district: to establish used car dealership with repair shop – from existing location on same street).

15-23 Eastern Avenue – Extension of Time: Upon a motion duly made and seconded it was voted by the Board to approve a six-month extension of time for construction commencement activity to begin.

OTHER BUSINESS:

Approval of Minutes: Corrected minutes of the September 27, 2004 meeting will be voted upon at the November 8, 2004 meeting.

The meeting adjourned at 8:30 p.m.

NOTE: ** Reflect filings that have been continued.