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 Morris Bergman, the Board voted 5-0 to continue the requested hearing to November 22, 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 John Reynolds and seconded by Morris Bergman, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice for Special Permit & Variance (to convert vacant structure to a restaurant).

** 40 Sterling Street – Variances: ** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to continue the requested hearing to November 22, 2004 for Variance (to subdivide parcel in order to construct a two-family dwelling on newly created lot) as listed below:

- Relief of eight feet from Side Yard setback requirement.
- Relief of seven feet from Frontage setback requirement.
- Relief of eight feet from Rear Yard setback requirement.

65 Temple Street – Special Permits: ** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Special Permits (to relocate “Kelley Square Flea Market” into one of two existing vacant structures).

** 30 Montclair Drive – Administrative Appeal: ** Upon a motion duly made and seconded, the Board voted to continue the requested hearing to November 22, 2004 for Administrative Appeal (to overturn the decision of the Director of Code Enforcement denying a request for zoning enforcement).
** 14 Jewett Terrace – Variance: ** Upon a motion by John Reynolds and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to November 22, 2004 for Variance (to construct a single-family dwelling) as listed below:

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

980 Grafton Street – Variance: ** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 4-0 to deny the requested hearing for Variance (to construct a wall sign) as listed below:

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

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

Variances:
1. Relief of 789 square feet from Gross Dimensional requirement.
2. Relief of 13 feet from Frontage requirement.

18 Christine Street – Variance: ** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the Variance (to divide existing lot into three parcels in order to construct a single-family dwelling on the newly created vacant lot – Lot 1) as listed below:

Variance:
1. Relief of 1,502 square feet from Gross Dimensional requirement (Lot 1).

46-50 Millbury Street – Variances & Special Permit: ** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Variances & Special Permit (to convert existing structure into a Chinese restaurant) as listed below with the following condition:

Variances:
1. Relief 10 feet from Rear Yard setback requirement.
2. Relief of 50 spaces from Off-Street parking requirement.

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

Condition:
Conditional on current owner: Approval for this business (and owner) only.
** 1 & 3 Prioulx Street – Administrative Appeal:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted to continue the requested hearing to December 6, 2004 for Administrative Appeal (to overturn the September 15, 2004 Planning Board decision granting Definitive Site Plan approval for construction of apartment building on parcels located at 1 & 3 Prioulx Street).

**8 Hyde Street – Variance:** Upon a motion duly made and seconded, the Board voted to approve the requested Variance (to construct an attached garage onto existing single-family dwelling) as listed below:

Variance:
1. Relief of six feet from Side Yard setback requirement.

**20 Hancock Hill Drive – Variance & Special Permit:** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the Variance & Special Permit (increase size of existing deck in rear of house) as listed below:

Variance:
1. Relief 15 feet from Rear Yard setback requirement.

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

**1486-1488 Main Street – Special Permit:** Upon a motion duly made and seconded, the Board voted to continue the requested hearing for Special Permit to December 6, 2004 (to construct single-family attached dwellings: two structures with four units each) as listed below:

Special Permit:
1. New residential construction (8 units proposed).

** 4 Ideal Terrace – 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 construct two additions to existing single-family dwelling) as listed below:

Variance:
1. Relief of 1.4 feet from Side Yard setback requirement.
2. Relief 4.8 feet from Front Yard setback requirement.

OTHER BUSINESS:

Approval of Minutes: October 18, 2004 meeting.

The meeting adjourned at 7:30 p.m.

NOTE: ** Reflect filings that have been continued.