ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
November 22, 2004

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, Department of 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 and seconded, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice for Administrative Appeal (to overturn the June 23, 2004 Planning Board decision granting approval for an Opening of Way for Public Use).

13 Marconi Road – 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 (to construct an addition onto existing single family dwelling) as listed below:

  Variance:
    1. Relief 0.6 feet from Side Yard setback 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 Matthew Armendo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice for Variance (to construct a single-family dwelling) as listed below:

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

** 40 Sterling Street – Variances:** Upon a motion duly made and seconded, the Board voted 5-0 to continue the requested hearing to December 6, 2004 for Variances (to subdivide parcel in order to construct a two-family dwelling on newly created lot) as listed below:

  Variances:
    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.
30 Montclair Drive – Administrative Appeal: Upon a motion duly made and seconded, the Board voted to deny the appeal; thereby, upholding the decision of the Director of Code Enforcement (denying a request for zoning enforcement).

4 Ideal Terrace – Variances: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the requested hearing 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.

** 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).

13 Hackfeld Road – Variances & Special Permit: Upon a motion duly made by John Reynolds and seconded Jerry Horton, the Board voted 5-0 to approve the Variances & Special Permit (to convert existing single-family dwelling to a two-family dwelling) as listed below:

Variances:
1. Relief of 950 square feet from Gross Dimensional requirement.
2. Relief of 10 feet from Frontage requirement.
3. Relief of 2 spaces from Off-Street parking requirement.

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

8 Blossom Street – 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 create a home office in existing single-family) with the following conditions as listed below:

Special Permit:
1. To allow a professional office in a RG-5 zoning district.

Condition:
1. Special Permit with one (1) commercial vehicle with signs.
2. Business is for this owner only.

55 Greencourt Street – Variances: Upon a motion duly made by Jerry Horton and seconded Lenny Ciuffredo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variances (to construct a single-family dwelling) as listed below:

Variances:
1. Relief of 1,113 square feet from Gross Dimensional requirement.
2. Relief of 5 feet from Frontage requirement.
Mohave Road (Lot 70-N) – Variance: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 4-1 to approve the Variance (to bring parcel into compliance re: Front Yard setback requirement) as listed below:

Variance:
1. Relief of 6 inches from Front Yard setback requirement.

12 Beeching Street – Variance: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Variance (to construct a detached accessory structure) as listed below:

Variance:
1. Relief of 10 feet from Article IV, Section 8 (II)(J) requirements.

3 Maple Tree Lane – Special Permits: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Special Permits (to construct additional dwelling unit onto existing structure) as listed below:

Special Permits:
1. Expansion or change of a non-conforming use.
2. Conversion to additional dwelling units.

31 Ballard Street – Special Permit: Upon a motion duly made and seconded, the Board voted 5-0 to approve the Special Permit (to allow auction house usage in a BG-2.0 zoning district) with the following condition as listed below:

Special Permit:
1. To allow an auction house usage in a BG-2.0 zoning district.

Condition:
1. There will be only one (1) auction per month allowed.

48-52 North Ashland Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Special Permit (to allow professional office in a RG-5 zoning district) as listed below:

Special Permit:
1. To allow professional office in a RG-5 zoning district.

82 Winter Street – 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: Upon a motion duly made by John Reynolds, it was voted to designate Thomas Hannigan as Chairman and Lenny Ciuffredo as Vice Chairman.

Approval of Minutes: November 8, 2004 meeting.

The meeting adjourned at 8:20 p.m.