Lenny Ciuffredo opened the meeting at 5:35 P.M. The following actions were taken:

** 65 Temple Street – Special Permit: ** Upon a motion duly made by Morris Bergman and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing to February 28, 2005 for Special Permits (to renovate and use one of the buildings on the site for retail sales) as listed below:

Special Permit:
1. Expansion or change of a non-conforming use.
2. To allow retail in a MG-2.0 zoning district.

126 Southwest Cutoff (ML-0.5 & RS-7) – Special Permit: ** Upon a motion duly made by Morris Bergman and seconded by Matthew Armendo, the Board voted 4-0 (David George abstained) to approve the Special Permit (to modify non-conforming use by changing it from truck terminal to use as motor vehicle sales, rental, service and repair – demolish existing building and construct new building: same size and dimensions) with conditions as listed below:

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

Condition:
1. Effective upon zone changes (City Council approval of re-zone).

126 Southwest Cutoff (ML-0.5 & BL-1.0) – Special Permit: ** Upon a motion duly made by Morris Bergman and seconded by Matthew Armendo, the Board voted 4-0 (David George abstained) to approve the Special Permit (to use said premises for motor vehicle sales, rental, service and repair) with conditions as listed below:

Special Permit:
1. To allow motor vehicle sales in a BL-1.0 zoning district.
** 3 Jeanette Street – Special Permit**: Upon a motion duly made by Morris Bergman and seconded by Matthew Armendo, the Board voted 4-0 (David George abstained) to continue the requested hearing to March 28, 2005 for Special Permit (to convert existing single-family dwelling to a two-family dwelling) with conditions as listed below:

Special Permit:
1. Expansion or change of a pre-existing non-conforming structure.

Conditions:
1. Petitioner to forward letter waiving constructive grant.
2. Petitioner to obtain engineer report (designing drainage system to divert water).

** 344 Pleasant Street – Variances & Special Permit**: Upon a motion duly made by Jerry Horton and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to February 28, 2005 for Variances and Special Permit (to construct a 2,888 square foot addition for retail use, and a 938 square foot addition for storage, and reconfigure existing parking lot to create 14 parking spaces) as listed below:

Variances:
1. Relief of 12 spaces from Off-Street parking / loading requirement.
2. Relief of 650 square feet from landscaping / barrier requirement.

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

Note:
1. Neighbor requested a fence be erected.

23 Dominion Road – Variances: Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 4-0 (David George abstained) to approve the requested Variances (to construct a single-family dwelling) with conditions as listed below:

Variances:
1. Relief of 2,000 square feet from Gross Dimensional requirement.
2. Relief of 15 feet from Frontage requirement.

Conditions:
1. Dominion Road to remain open and problem free during construction.
2. Residents of the property to use off-street parking.
3. New construction is limited to three (3) bedrooms.
** 26 Washburn Street – Variance & Special Permit: ** Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to March 14, 2005 for Variance and Special Permit (to construct three apartments above existing bakery) as listed below:

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

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

610 Grove Street – Special Permit: ** Upon a motion duly made by Morris Bergman and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (to expand retail to include food) with conditions as listed below:

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

**Conditions:**
1. Expansion is limited to pastry only.
2. Allowance is limited to the Petitioner only.

** 44 Christine Street – Special Permit: ** Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to March 14, 2005 for Special Permit (to construct a second story onto existing single-family dwelling – expansion not to extend beyond existing footprint) with conditions as listed below:

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

**Conditions:**
1. Petitioner must resubmit plans showing elevations.

14 Wilkinson Street – Special Permit: ** Upon a motion duly made by Morris Bergman and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (to construct a single-family semi-detached dwelling) with conditions as listed below:

**Special Permit:**
1. To allow single-family semi-detached dwelling in a RS-7 zoning district.

**Conditions:**
1. Petitioner must construct a retaining wall, which would allow water to drain back onto Wilkinson Street.

22 Dallas Street – Variances & Special Permits: ** Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to approve the requested Leave
to Withdraw Without Prejudice for Special Permit & Variances (to convert existing two-family dwelling to a three-family dwelling) as listed below:

**Variances:**
1. Relief of twenty-five feet from Frontage requirement.
2. Relief of six feet six inches from Front Yard setback requirement.

**Special Permits:**
1. Conversion to additional dwelling units (one unit).
2. To allow three-family dwelling in a RL-7 zoning district.

**20 Onset Street – Variance:** Upon a motion duly made by Jerry Horton and seconded by Morris Bergman, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variance (to construct a single-family semi-detached dwelling unit -- duplex) as listed below:

**Variance:**
1. Relief of twenty-five feet from Frontage requirement.

**527 Grafton Street – Special Permit:** Upon a motion duly made and seconded, the Board voted 2-3 (Lenny Ciuffredo, David George and Matthew Armendo voted No) and the petition for requested Special Permit (to operate a used car sales business on the premises), as listed below was denied:

**Special Permit:**
1. To allow motor vehicle sales in a BL-1.0 zoning district.

**1393 Grafton Street – Special Permits:** Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permits (to demolish all existing structures and rebuild six new residential units with retail / office space) as listed below:

**Special Permits:**
1. To allow retail sales in a ML-0.5 zoning district.
2. New residential construction (six units).

**64 Fruit Street – Administrative Appeal:** Upon a motion duly made by Jerry Horton and seconded by Morris Bergman, the Board voted 5-0 to continue the requested Administrative Appeal (to overturn enforcement order of the Director of Code Enforcement to cease and desist operation of a lodging house in a RG-5 zoning district) to February 28, 2005.

**66 Fruit Street – Administrative Appeal:** Upon a motion duly made by Jerry Horton and seconded by Morris Bergman, the Board voted 5-0 to continue the requested Administrative Appeal (to overturn enforcement order of the Director of Code Enforcement to cease and desist operation of a lodging house in a RG-5 zoning district) to February 28, 2005.
41 & 45 Allston Avenue – Extension of Time: Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to approve the requested Extension of Time (to divide lot and construct two single-family semi-detached dwellings).

517 Grove Street – Extension of Time: Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to approve the requested Extension of Time (to construct an addition onto the rear of existing two-family dwelling).

181 Lake Avenue – Extension of Time: Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to approve the requested Extension of Time for construction commencement.

OTHER BUSINESS: (0)

Approval of Minutes: Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to approve the minutes of the January 24, 2005 meeting.

The meeting adjourned at 8:30 p.m.