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 Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to March 14, 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.

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 approve the requested 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.

** 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 March 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 March 28, 2005.

982 Grafton Street – Special Permit: Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to approve the Special Permit (to raze existing building and replace with a new building serving the same purpose) with conditions as listed below:

Special Permit:
1. Expansion or change of a non-conforming use. (Previously approved on 1/13/03).

Condition:
1. Included pedestrian access way from front to main entrance with yield signs for vehicles.

44 Uxbridge Street – Variance: 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 for Variance (to construct a single-family semi-detached dwelling unit -- duplex) as listed below:

Variance:
1. Relief of four hundred square feet from Gross Dimensional requirement.

8 Rosemont Road – Special Permits: Upon a motion duly made and seconded, the Board voted 4-1 to deny the petition for requested Special Permits (to convert single-family into a two-family dwelling – refashion basement into a second dwelling unit), as listed below:

Special Permit:
1. Expansion or change of a non-conforming use.
2. To allow multi-family in a RL-7 zoning district.
3. Conversion to additional dwelling units.

** 78 Progressive Street – Special Permit: ** Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to March 14, 2005 for Special Permit (to construct a multi-family dwelling -- 3 units) as listed below:

Special Permit:
1. To allow three-family dwelling in a RL-7 zoning district.
** 2 Hastings Avenue – Special Permit: Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to April 11, 2005 for Special Permit (to raze existing structure and construct single-family attached dwellings – 6 units) as listed below:

Special Permit:
1. To allow single-family attached dwellings in a RL-7 zoning district.

** 344 Franklin Street – Special Permit: Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to March 14, 2005 for Special Permit (to renovate commercial structure and use as a flea market) as listed below:

Special Permit:
1. To allow flea market in a MG-2.0 zoning district.

OTHER BUSINESS: (0)

Approval of Minutes: Upon a motion duly made and seconded, the Board voted 5-0 to approve the minutes of the February 14, 2005 meeting.

The meeting adjourned at 7:30 p.m.