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

**Executive Session:** Zoning Board of Appeals with Attorney Donald Ryder relative to pending litigation regarding the following items (Cancelled and will be heard May 23, 2005 at 5:00 P.M.):

A. 166-207 Grafton Street (CDB Realty Trust versus Zoning Board of Appeals)

B. 1 & 3 Prioulx Street (Riggieri, Trustee of the E.T. Bass Real Estate Investment Trust versus Zoning Board of Appeals)

**2 Hastings Avenue – Special Permit:** Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to continue the requested Special Permit (to allow single-family attached dwellings in an RL-7 zoning district) to June 27, 2005.

**301 Bridle Path – Variance:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variances (to raze current structure and construct a new single-family dwelling) as listed below:

1. Relief of four feet from Side Yard setback requirement.
2. Relief of five feet from Front Yard setback requirement.

**237 Chandler Street – Variance & Special Permits:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance and Special Permits (to alter existing privileged nonconforming structure to provide for a...
different use pursuant to Article XIII, Section 5 (office, manufacturing & storage space for new businesses)) with conditions as listed below:

Variance: relief of 76 spaces from Off-Street Parking requirement

Special Permit:
1. Expansion or change of a privileged non-conforming structure.
2. To allow manufacturing and other industrial operations in BL-1.0 zoning district.

Conditions:
1. Limited to Petitioner
2. Relief of 58 off-street parking spaces rather than 76.

257 Park Avenue – Variance & Special Permit: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance & Special Permits (to expand existing occupancy from 108 to 143 seats) with conditions as listed below:

Variance: Relief from off-street parking requirement.

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

Conditions:
1. Waiver of 19 spaces from Off-street Parking requirement;
2. Petitioner is to keep alley clean.

71 Pullman Street – Variance & Special Permits: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to grant a six month extension of time for Special Permit (to construct another structure on the lot to be used for retail/restaurant/takeout).

39 Seymour Street – Variance & Special Permits: Upon a motion duly made by Jerry Horton and seconded by John Reynolds, the Board voted 5-0 to continue the request for Variance & Special Permit (to construct exterior set of stairs to facilitate a second egress for third floor apartment) until May 23, 2005.

39 Shelby Street – Administrative Appeal: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the Administrative Appeal (to overturn the March 9, 2005 Planning Board decision granting Site Plan approval for parcel located at 39 Shelby Street) to May 23, 2005.

311 Bridle Path – Variances: Upon a motion duly made by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to continue the request for Variances (to raze existing to approve the requested Variances (to raze existing structure and replace with a new single family dwelling) to May 23, 2005.
50 Chino Avenue – Special Permit: Upon a motion duly made by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to grant a Leave to Withdraw Without Prejudice for a Special Permit (to allow a single family semi-detached dwelling (duplex) in a RS-7 zoning district).

Shannon Street/Rice Lane – Variances: Upon a motion duly made by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to grant a Leave to Withdraw Without Prejudice for Variances; and to waive fees for a refiling (to develop a portion of said land area by converting it into forty-six townhouses (eight of which will be on Shannon Street: Lot 2B; and thirty-eight of which will be on Rice Lane: Lot C)) as follows:

- Variance: relief of three feet from Frontage setback requirement (Lot A-2B).
- Variance: relief of sixteen feet from Frontage setback requirement (Lot C).

68 Laurel Street – Extension of Time: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Extension of Time.

OTHER BUSINESS: (0)

Approval of Minutes: Upon a motion duly made and seconded, the Board voted 5-0 to approve the minutes of the April 25, 2005 meeting.

The meeting adjourned at 7:30 p.m.