Call to Order

Approval of the Minutes – February 27, 2006

Requests for Withdrawal/Continuance

Continued Hearings (5)

1.) 38 Hooper Street (Z-06-01) Variances

Boguslaw Bialek, petitioner

RG-5 zone

Presently located on the premises is a three-family dwelling.

Petitioner seeks to re-establish the lot line between the two lots and to construct an additional three-family dwelling.

Variance: 1,722 square feet of relief from gross dimensional requirement for Lot 19.

Variance: 12 feet of relief from frontage requirement for Lot 19

Variance: 1.5 feet of relief from front yard setback requirement for Lot 19

Variance: 12 feet of relief from frontage requirement for Lot 20

Variance: 1,722 square feet of relief from gross dimensional requirement for Lot 20.

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2.) 15 Mars Street (Z06-05) - Variances

Roger Wykes, petitioner

RG-5 zone

Presently located on the premises is a two-car garage.

Petitioner seeks to construct a single-family semi-detached dwelling.
Variance: 1,000 square feet of relief from the gross dimensional requirement
Variance: 10 feet of relief from frontage requirement

3). Eunice Avenue (Z06-06) - Variance

Marc Moran, petitioner
RS-7 zone
Presently located on the premises is a vacant lot.
Petitioner seeks to demolish an existing garage and construct a single-family dwelling.

Variance: 703 square feet of relief from the gross dimensional requirement

4.) 21 Wawecus Road – Lot 5 (Z06-14) - Variance

Domenic Gentile, petitioner
RS-7 zone
Presently located on the premises is vacant land.
Petitioner seeks to construct a single-family dwelling.

Variance: 5 feet of relief from the frontage requirement

5.) 21 Wawecus Road – Lot 6 (Z06-15) - Variance

Domenic Gentile, petitioner
RS-7 zone
Presently located on the premises is vacant land.
Petitioner seeks to bring Lot 2 into compliance.

Variance: 5 feet of relief from the frontage requirement
New Hearings (9)

1.) 126 Barnard Road (Z-06-28) – Variance/Special Permit

William and Joyce McGourty, petitioners

RS-7 zone

Presently located on the premises is a single-family dwelling.

Petitioner seeks to replace the existing front porch and steps with a new farmer’s porch and steps.

Special Permit: expansion or change of a pre-existing nonconforming structure
Variance: 6 feet of relief from front yard setback requirement

2.) 452 Lake Avenue (Z-06-27) – Extension of Time – Variances

Stephen Fahey, petitioner

RS-7 zone

Presently located on the premises is a three-bay garage.

Petitioner seeks to demolish the existing structure and construct a single-family dwelling with a garage under.

Extension of Time for Variances

3.) 126 Southwest Cutoff (Z-06-30) Extension of Time-Special Permit

Prime Real Estate Associates 4, LLC, petitioner

BL-1.0 and ML-0.5 zones

Presently located on the premises is a truck terminal.

Petitioner seeks to use said premises as motor vehicle sales, rental, service and repair.

Extension of Time for Special Permit
4.) 123 Summer Street (Z-06-31) – Variance

Saint Vincent Hospital, petitioner

BG-6 zone

Presently located on the premises is a medical complex which includes Saint Vincent Hospital, medical offices and retail space.

Petitioner seeks to install two signs 838.5 square feet each.

Variance: 688.5 square feet of relief from the gross dimensional requirement for each of two signs

5.) 273-275 Mill Street (Z-06-32) – Variance

Bay State Savings Bank, petitioner

BL-1.0 zone

Presently located on the premises is a vacant retail building.

Petitioner seeks to construct a full service branch bank with drive-through service.

Variance: 30 feet of relief from the required 180’ escape lane for a drive-through

6.) 451 Chandler Street (Z-06-39) – Special Permits

Jonathan Lapin, petitioner

RL-7 zone

Presently located on the premises is a single-family dwelling.

Petitioner seeks to convert the structure into a two-family with off-street parking spaces.

Special Permit: residential conversion to add additional dwelling unit
Special Permit: expansion or change of a pre-existing nonconforming structure
7.) 309 Park Avenue (Z-06-41) – Special Permit/Variance

309 Park LLC, petitioner

BG-6 zone

Presently located on the premises is a vacant building.

Petitioner seeks to open a restaurant with liquor license.

**Special Permit: expansion or change of a pre-existing nonconforming structure**
**Variance: relief from off-street parking requirement (22 spaces)**

8.) 12 May Street (Z-06-42) – Variances

Keith Raymond, petitioner

RG-5 zone

Presently located on the premises is vacant land.

Petitioner seeks to construct three single-family attached dwellings.

**Variance: 2,035 square feet of relief from gross dimensional requirement**
**Variance: 5 feet of relief from front yard setback requirement**
**Variance: 14 feet of relief from side yard setback requirement**

9.) 2 Belcourt Road (Z-06-43) – Special Permit

Anthony Lorusso, petitioner

RL-7 zone

Presently located on the premises is vacant land.

Petitioner seeks to construct three single-family attached dwellings (townhouses) in an RL-7 zoning district.

**Special Permit: to allow single-family attached dwellings (townhouses) in an RL-7 zoning district.**

**Other Business**

**Adjournment**