Call to Order

Approval of the Minutes – March 13, 2006

Requests for Withdrawal/Continuance

Continued Hearings (3)

1.) 25 Eskow Road (Z-05-207) - Special Permit/Variances

Global Companies, LLC, Petitioner

RS-7, MG-2.0, ML-0.5 zones

Presently located on the premises is an open warehouse building, an above ground fuel oil tank, an office trailer and a parking area for oil delivery trucks.

Petitioner seeks to establish a fuel oil storage facility and an office building with accessory parking.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming use.
SPECIAL PERMIT: to allow open lot storage of flammable liquid gas in ML-0.5 and MG-2.0 zoning district.
VARIANCE: to allow parking within the 50-foot buffer zone.

2.) 76 Sagamore Road (Z-05-236) –Special Permit

Attorney Samuel DeSimone on behalf of Linda Reid, petitioner

RL-7 zone

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

Petitioner seeks to maintain the three-family structure and develop Lot 2 by constructing a two-family structure.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming structure.
3.) 29 East Mountain Street (Z-06-10) – Special Permits

Bruce Taylor, petitioner

RL-7 and BL-1.0 zones

Presently located on the premises is a 15,000 square foot office building, an associated paved parking area and undeveloped fields and woodlands.

Petitioner seeks to construct an access driveway and parking area within the RL-7 district serving low-rise multi-family dwelling units and to construct five townhouse units.

SPECIAL PERMIT: to allow access through the RL-7 zone to the low-rise multi-family dwelling units
SPECIAL PERMIT: to allow single-family attached dwelling units (townhouses) in an RL-7 zone

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New Hearings (14)

1.) 38 Aetna Street (Z-06-33) – Variances

Attorney James Vevone on behalf of Oak Hill CDC, petitioner

RG-5 zone

Presently located on the premises is vacant land.

Petitioner seeks to build a two-family dwelling with four off-street parking spaces.

VARIANCE: 2,000 square feet of relief from the gross dimensional requirement
VARIANCE: 8.5 feet of relief from the rear yard setback requirement
VARIANCE: 5 feet of relief from the frontage requirement
2.) 82 Dorchester Street (Z-06-34) – Variances

Attorney James Vevone on behalf of Oak Hill CDC, petitioner

RG-5 zone

Presently located on the premises is vacant land.

Petitioner seeks to build a single-family semi-detached dwelling (duplex) with two off-street parking spaces.

**VARIANCE:** 1,771 square feet of relief from the gross dimensional requirement  
**VARIANCE:** 3 feet of relief from the frontage requirement  
**VARIANCE:** 5 feet of relief from the front yard setback requirement  
**VARIANCE:** 6 feet of relief from the rear yard setback requirement

3.) 712 Pleasant Street (Z-06-35) – Special Permits

Attorney John W. Spillane on behalf of Michael O’Connor, petitioner

RL-7 zone

Presently located on the premises is a vacant pizza shop.

Petitioner seeks to lease the premises to an insurance agency.

**SPECIAL PERMIT:** expansion or change of a pre-existing, non-conforming use/structure  
**SPECIAL PERMIT:** to operate an insurance agency in an RL-7 zone

4.) 17 Barclay Street (Z-06-36) – Variance

Buckingham Development LLC, petitioner

RG-5 zone

Presently located on the premises is vacant land.

Petitioner seeks to construct a single family semi-detached dwelling (duplex).

**VARIANCE:** 1,989 square feet of relief from gross dimensional requirement
5.) 19 Barclay Street (Z-06-37) – Variances

Paula Jacevicius, petitioner

RG-5 zone

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

Petitioner seeks to re-establish the lot line between 17 and 19 Barclay Street, in order to develop 19 Barclay Street and to bring 17 Barclay Street into conformance.

VARIANCE: 2,860 square feet of relief from the gross dimensional requirement
VARIANCE: 6 feet of relief from the side yard setback requirement.

6.) 95 Pasadena Parkway (Z-06-38) – Variances

Patrick and Gina Pecorelli, petitioner

RS-7 zone

Presently located on the premises is a single family dwelling.

Petitioner seeks to divide the parcel to create another lot and build a single-family dwelling.

VARIANCE: 500 square feet of relief from the gross dimensional requirement
VARIANCE: 9 feet of relief from the rear yard setback requirement

7.) 14 Plum Street (Z-06-40) – Special Permit

Ginseng Up Corporation, petitioner

BG-2.0 zone

Presently located on the premises is a three family dwelling, parking and a bottling plant.

Petitioner seeks to relocate the building to another portion of the lot and place parking where the building once stood.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming structure
8.) 20-22 Houghton Street (Z-06-44) – Variance

Philip J. Wheeler, petitioner

RG-5 zone

Presently located on the premises are two vacant structures.

Petitioner seeks to demolish the structures and replace them with four single-family attached dwellings (townhouses).

**VARIANCE:** 15 feet of relief from the front yard setback requirement  
**VARIANCE:** 20 feet of relief from the frontage requirement

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9.) 54 Wall Street (Z-06-45) Special Permits/Variances

Katherine Valeri, petitioner

RG-5 zone

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

Petitioner seeks to convert the building into a three-family dwelling.

**SPECIAL PERMIT:** expansion or change of a pre-existing, non-conforming structure  
**VARIANCE:** two parking spaces from the parking requirement

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10.) 65 Wilson Street (Z-06-46) Special Permit

Ed Massei, Jr., petitioner

RL-7 zone

Presently located on the premises is a printing business.

Petitioner seeks to use the building as a church.

**SPECIAL PERMIT:** expansion or change of a pre-existing, non-conforming use.
11.) 71 Wildwood Avenue (Z-06-47) Variance

Attorney Patricia Gates on behalf of Tamara and John Cullen, petitioners

RL-7 zone

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

Petitioner seeks to construct an additional single family home on the lot.

VARIANCE: 10 feet of relief from the frontage requirement.

12.) 233 Canterbury Street (Z-06-48) – Special Permits

Denis Leary, petitioner

BL-1.0 zone

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

Petitioner seeks to convert the multi-family dwelling into a lodging house for twelve adults.

SPECIAL PERMIT: expansion or change of a pre-existing, non-conforming use/structure
SPECIAL PERMIT: to allow a lodging house in a BL-1.0 zone.

13.) 265 Greenwood Street (Z-06-49) – Variances

George & Evelyn Jresie, petitioner

RS-7 zone

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

Petitioner seeks to subdivide the lot and build an additional single family dwelling unit on the vacant parcel of land.

VARIANCE: 1,673 square feet of relief from the gross dimensional requirement
14.) **540 West Boylston Street (Z-06-50) – Special Permit**

Gary Arvanigian, petitioner

BL-1.0 zone

Presently located on the premises is a commercial building containing retail establishments.

Petitioner seeks to operate a used car sales business at the site for sale of 1-3 cars at a time.

**SPECIAL PERMIT: to allow motor vehicle sales/display in a BL-1.0 zone.**

Other Business

Adjournment