

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
November 17, 2003**

**Board Members Attending:** John Barbale  
Thomas Hannigan  
Jerry Horton  
John Reynolds  
Lenny Ciuffredo  
Matthew Armendo  
Morris Bergman

**Staff Attending:** Kathleen J. Donovan, Regulatory Services  
David F. Holden, Code Enforcement

John Barbale, Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

**31 Rollinson Road -- Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice.

**12 Hollywood Street – Special Permits and Variances:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to deny the requested Special Permits for: 1) new residential construction or conversion to additional dwelling units (2 additional units in basement of three-family); and 2) expansion or change of a non-conforming use and Variances for: 1) relief of 5,000 square feet from Gross Dimensional requirement; 2) relief of 20 feet from Frontage requirement; and 3) relief of eight spaces from off-street parking requirement.

**4 Lowell Street – Special Permits and Variances:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the hearing to December 1, 2003.

**6 Pullman Street – Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the hearing to January 26, 2004. (Reports from Fire Dept. and Health Dept. needed).

**15-23 Eastern Avenue – Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit to allow a professional office building (medical) in RG-5 district with the following conditions: 1) restricted to endoscopies; 2) no abortion or gynecological clinics; 3) exterior air handling on roof of building; and 4) hours of operation restricted to 7:00 a.m. to 6:00 p.m. only.

**31 Houghton Street – Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit for conversion of additional dwelling units (convert two-family to three-family).

**32 Sears Island Drive – Special Permit and Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit to construct addition to existing single-family dwelling and Variance for relief of one (1) foot from Side Yard setback requirements.

**373 Shrewsbury Street – Special Permit and Variance:** Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit to allow personal service (hair/nail day spa) in a MG-2 district and Variance for relief of four (4) spaces from off-street parking requirements.

**452 Lake Avenue – Variances:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice.

**525 Lincoln Street – Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance for 40 square feet of relief from Gross Dimensional requirements.

**65 Moreland Green Drive -- Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance for eight (8) feet of relief from Article IV, Section 8 (II)(J) requirements. Proposed garage roof to exceed allowable “accessory building” height of 15 feet.

**812 Franklin Street – Special Permits:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the hearing to December 15, 2003.

**OTHER BUSINESS:**

**653 Main Street** – Informal discussion. Hearing to be held December 1, 2003.

**67 June Street** – Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to refer application to the Planning Board.

**Approval of Minutes:** Upon a motion duly made by Matthew Armendo and seconded by Lenny Ciuffredo it was voted 5-0 to approve the minutes of the November 3, 2003 meeting; with the amendment that Matthew Armendo was in attendance.

The meeting adjourned at 7:30 p.m.