

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
May 10, 2004**

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

Staff Attending: Joanne Valade, Division of Land Use
David F. Holden, Code Enforcement

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

114 Lincoln Street – Variance: Upon a motion duly made and seconded, the Board voted 5-0 to continue the requested hearing to June 14, 2004. (Variance for relief of 10 feet from Rear Yard setback requirement: *to construct single-family semi-detached dwelling*).

1 Henschman Street – Special Permit & Variance: Upon a motion duly made and seconded, the Board voted 5-0 to continue the requested hearing to June 14, 2004. (Variance for relief of 1,318 square feet from Gross Dimensional requirement and Special Permit for new residential construction: *both necessary to construct single-family attached dwellings – 3 units*).

97 Webster Street – Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Special Permit: *for expansion or change of a non-conforming use – to expand residential area*).

832 Grafton Street – Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Special Permit: *to allow personal service shop in an RL-7 district – hair/nail salon*).

127 Dorchester Street – Variances: Upon a motion duly made and seconded, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Variances: *to construct a single-family semi-detached dwelling*).

71 Pullman Street – Special Permit: Upon a motion by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 4-1 (Jerry Horton voted No) to approve the requested Special Permit: *to allow retail sales with incidental fabrication in a MG-0.5 district*.

1 Capitol Street – Special Permit & Variance: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit and Variance (*to construct a farmer’s porch addition within front yard setback*) as listed below:

Special Permit:

1. expansion or change of a non-conforming use.

Variance:

1. relief of twelve feet from Front Yard setback requirement.

26-30 Bancroft Street – Variances: Upon a motion by Thomas Hannigan and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variances (*to utilize parking area, which is located within the front yard setback*) as listed below:

Variances:

1. relief of seven feet from Front Yard setback requirement.
2. relief of one foot from length of parking spaces as required under Article IV, Table 4.4, Note 3.a.

25 Windsor Street – Variances: Upon a motion duly made and seconded, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Variances: *to construct single-family attached dwellings – 3 units*).

3 Channing Street – Variances & Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variances and Special Permit (*to convert single-family dwelling to two-family dwelling*) as listed below:

Variance:

1. relief of 1,846 square feet from Gross Dimensional requirement.
2. relief of 8 feet from Frontage requirement.
3. relief from off-street parking requirements (4 spaces).

Special Permit:

1. expansion or change of a non-conforming use.

79 East Central Street – Variance & Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance and Special Permit (*to convert three-family dwelling to two-family dwelling*) as listed below:

Variance:

1. relief from off-street parking requirements (4 spaces).

Special Permit:

1. expansion or change of non-conforming use.

127 Puritan Avenue – Variance: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to continue the requested hearing to May 24, 2004. (Variance for relief of 125 square feet from Gross Dimensional requirement – *to construct a single-family dwelling*).

120 June Street – Variance & Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to May 24, 2004. (Variance for relief of 25 off-street parking spaces and Special Permit to allow food service with sale of alcoholic beverage in BL-1.0 district: *to add more indoor seating and seasonal outdoor seating*). Need clarification from Health and Code.

233-235 Southbridge Street – Special Permit: Upon a motion by Thomas Hannigan and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit (*to construct a two-bay car wash facility*) with one condition as listed below:

Special Permit:

1. to allow a motor vehicle service (two-bay car wash) in a BG-6 district.
NOTE: Provided that building is moved back so that it is no closer than 35 feet to the Hermon Street property line.

OTHER BUSINESS:

29 Acton Street – Extension of Time: Upon a motion duly made and seconded it was voted by the Board to approve a six-month extension of time for construction commencement to begin.

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the April 12, 2004 meeting.

The meeting adjourned at 7:30 p.m.