



the existing driveway, to construct a single-family detached dwelling on proposed Lot 2, and to conduct related site work.

Mr. Quinn provides an overview of the proposal.

Ms. Dumas provided staff comments on the proposal, noting concerns about two driveways on a busy street, the amount of impervious surface, and mitigating runoff from both the new structure and from the new driveway. Ms. Dumas also notes that the current proposal appears to direct runoff from the Parcel 1 (existing) on to Parcel 2 (proposed).

Mr. Quinn comments that the new increase between the existing driveway and the proposed driveways is approximately 300 SF. After consulting with applicant, they are agreeable to a common driveway to serve both properties.

Ms. Smith summarized the comment letters received from neighbors of the project (all in opposition), which raised concerns about density in the neighborhood and how busy Massasoit Road already is.

Mr. Wanat and Mr. Karlstad both support a common driveway, noting that the item should be continued so revised plans can be submitted.

Mr. Wanat opens the hearing to public comment.

Claudia Minaya, direct abutter, comments her main concern that the proposed driveway for the existing two-family dwelling at 320 Massasoit Road would negatively impact her property with runoff. She also noted that the existing trees between her property and the subject property are beneficial to capturing rain, and would prefer if those trees were preserved.

**Upon a motion made by Mr. Freilich and seconded by Mr. Berg Powers, the Board voted 5-0 to continue the Variance application to the May 11, 2020 Zoning Board of Appeals meeting and to extend the Constructive Grant Deadline to June 2, 2020.**

Item #2	<b>36, 38, &amp; 40 Oak Avenue (MBL 01-016-04-09) (ZB-2020-0222)</b>
Variance:	For relief from the minimum parking requirements for a multi-family use in an IN-H Zone (Article IV, Section 7, Table 4.4)
Petitioner:	UMass Memorial Medical Center, Inc.
Present Use:	Presently on the premises are two multi-family dwellings, consisting of 31 dwelling units, a medical office and multiple surface parking lots.
Zone Designation:	IN-H (Institutional, Medical) zoning district
Petition Purpose:	The applicant seeks to divide the lot in order to separate the residential portion of the property (36-40 Oak Avenue) from other contiguous property.
Public Hearing Deadline:	5/7/2020
Constructive Grant Deadline:	6/11/2020

Mr. Haddon recused himself from the petition. Mr. Wanat designated Mr. Karlstad as the alternate member to vote on the petition.

Attorney Sem Aykanian appeared on behalf of the applicant, UMass Memorial Medical Center, Inc. The applicant seeks to divide the lot in order to separate the residential portion of the property (36-40 Oak Avenue) from other contiguous property. Mr. Aykanian provides a summary of the historical use of the residential property, which is made up of two buildings containing 31 dwelling units total, and a surface parking area with 31 parking spaces. He also noted that no changes are proposed to the residential property, and they are seeking zoning relief in order to sell the residential property.

The Board discussed the amount of relief being requested; Mr. Karlstad noted that this project is pre-existing, non-conforming in regards to parking, and as such, provides more parking than other projects the ZBA has approved.

Staff notes that 1 space per unit is appropriate for this area. Ms. Dumas notes that 26 of the 31 units are currently rented.

Upon a motion made by Mr. Freilich and seconded by Mr. Karlstad, the Board voted 5-0 to approve the Variance for relief of 31 spaces (50%) from the minimum parking requirements for a multi-family use in an IN-H zone; approved requested waivers; approved with Conditions of Approval from staff memo (parking variance shall apply to Lot 1 only; parking variance specifically applies only to the uses and development as it presently exists on Lot 1 and not to a change in use or expansion of such use; any change in use shall meet the parking requirements or receive necessary relief from said requirements; all 31 parking spaces shall be striped and accessible spaces shall be placarded; snow storage shall not be located in required parking spaces or required landscaped buffer; landscaped areas bordering parking area shall be maintained as permeable surfaces with plantings; project shall be used in substantial accordance with plans submitted).

List of Exhibits:

Exhibit A: Variance Application; received 3/3/2020; prepared by Sem Aykanian, Esq.

Exhibit B: Proposed Variance Plan; dated 2/14/2020; received 3/2/2020; revised 3/9/2020; prepared by Otte & Dwyer, Inc.

**Other Business**

6. Communications
8. Discussion of Board Policies and Procedures

**Adjournment**

Upon a motion by Mr. Cortes and seconded by Mr. Haddon, the Board voted 5-0 to adjourn the meeting at 7:32 PM.