

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
November 3, 2003**

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

Staff Attending: Joanne Valade, Regulatory Services,

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

Velander Street– Extension of Time: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Extension of Time for six (6) months to May 5, 2004 for construction commencement.

38 Artic Street – Extension of Time: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Extension of Time for six (6) months to July 28, 2004 for construction commencement.

14 Allston Avenue – Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit to allow a single-family semi-detached dwelling in a RS-7 district.

82 Winter Street –Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit for relief of 16 spaces from off-street parking requirements.

91 East Mountain Street –Special Permit: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice.

2 Vernon Terrace –Variance: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 3-2 (Matthew Armendo and John Barbale voted no) to deny the requested Variance for relief of 1,675 square feet from Gross Dimensional requirement.

872 Main Street – Special Permit and Variance: Upon a motion by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit to allow takeout food service in a BI-1.0 district and Variance for relief of four (4) spaces from off-street parking requirement.

1 & 3 Clegg Street –Variations: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variations for: 1) relief of one hundred twenty-two (122) square feet from Gross Dimensional requirement and 2) relief of eight (8) feet from Rear Yard setback requirement with the following condition: that reflective mirror be installed to accommodate traffic.

56 Northboro Street –Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 1-4 to deny the requested Special Permit to allow snow storage in a RL-7 district.

25 Winthrop Street –Special Permit and Variances:

Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Special Permit to allow construction of multi-family high-rise dwellings units in IN-H district.

Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variances for: 1) relief of ten (10) feet from Side Yard setback requirement; 2) relief of ten (10) feet from Side Yard setback requirement; and 3) relief of ten (10) feet from Rear Yard setback requirement.

129 Lincoln Street –Special Permits: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permits for: 1) to allow professional office building in a RG-5 district and 2) to reconstruct professional/office building provided that adequate support is provided to protect adjacent/abutting properties.

171 Lincoln Street – Special Permit and Variance: Upon a motion by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Special Permit for expansion or change of non-conforming use (convert from pizza parlor to clothing store) and Variance for relief of five (5) spaces from off-street parking requirement.

118 Heywood Street –Variance: Upon a motion by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance for relief of 873.4 square feet from Gross Dimensional requirement with the following conditions: 1) Split cost of fence; 2) Keep tree on property, if possible; and 3) Retaining wall if required by Code Department.

1 Envelope Terrace –Variance: Upon a motion by Jerry Horton and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Variance for relief of four (4) spaces from off-street parking requirements.

844 Pleasant Street –Variances: Upon a motion by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variances for: 1) relief of three (3) feet from Side Yard setback requirements and 2) relief of ten (10) feet from Rear Yard setback requirements.

81 Water Street – Special Permit and Variance: Upon a motion by Thomas Hannigan and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit for expansion or change of non-conforming use to convert first floor of structure to tavern and Variance for relief of forty-eight (48) spaces from off-street parking requirements.

OTHER BUSINESS:

Approval of Minutes: Upon a motion duly made and seconded it was voted 5-0 to approve the minutes of the October 20, 2003 meeting.

The meeting adjourned at 8:55 p.m.