

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
December 1, 2003**

Board Members Attending: John Barbale
Thomas Hannigan
Lenny Ciuffredo
Morris Bergman

Staff Attending: Joanne Valade, Regulatory Services
David F. Holden, Code Enforcement

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

4 Lowell Street – Special Permits and Variances: Upon a motion by Morris Bergman and seconded by Lenny Ciuffredo, the Board voted 4-0 to approve the requested Special Permits for: 1) new residential construction or conversion to additional dwelling units and 2) expansion or change of anon-conforming use (*convert three-family to four-family dwelling*); and the requested Variances for: 1) relief of 507 square feet from Gross Dimensional requirement and 2) relief of 5 feet from Frontage requirement with the following condition: that off-street parking be provided on site.

765 West Boylston Street –Variance: Upon a motion by Thomas Hannigan and seconded by Morris Bergman, the Board voted 4-0 to approve the requested Variance for relief of twenty-four (24) feet from Rear Yard setback requirements *to extend existing building* (previously approved 12/3/01).

653 Main Street – Special Permits and Variances: Upon a motion by Thomas Hannigan and seconded by Lenny Ciuffredo, the Board voted 4-0 to approve the requested Special Permits for: 1) new residential construction or conversion to additional dwelling units and 2) expansion or change of a non-conforming use (*convert commercial building to 110-unit apartment complex*); and requested Variances for: 1) relief of 70 feet from Frontage requirement, 2) relief of 10 feet from Rear Yard setback requirement, 3) relief of 5 feet from minimum parking setback requirement, 4) five stories in a BG-3.0 district (relief for two stories), and 5) relief of 129 spaces from off-street parking requirement.

205 Cambridge Street – Special Permit: Upon a motion by Lenny Ciuffredo and seconded by Morris Bergman, the Board voted 4-0 to continue the hearing to December 15, 2003. (Need to show previous licenses)

11 Vinton Street – Special Permit and Variance: Upon a motion by Thomas Hannigan and seconded by Morris Bergman, the Board voted 4-0 to approve the requested Special Permit for expansion or change of a non-conforming use (*convert from single to two-family dwelling*) and requested Variance for relief of 15 feet from exterior side lot line.

OTHER BUSINESS:

Approval of Minutes: No minutes available.

The meeting adjourned at 7:15 p.m.