

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
March 8, 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 by Lenny Ciuffredo and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing for Variance to March 22, 2004 for relief of ten feet from Rear Yard setback requirement (*construct single-family semi-detached dwelling -- duplex*).

1 Henschman Street – Variance & Special Permit: Upon a motion by Lenny Ciuffredo and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing for Variance to March 22, 2004 for relief of 1,318 square feet from Gross Dimensional requirement and Special Permit for new residential construction (*construct three single-family attached dwelling units -- triplex*).

7 Clay Street – Variances: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (for Variances required: *to construct a single-family semi-detached dwelling – duplex*).

1 Woodland Parkway – Variance: Upon a motion duly made and seconded the Board voted 5-0 to continue the requested hearing to April 12, 2004 (Variances for: relief of seventy square feet from Gross Dimensional requirement and relief of two feet from Frontage requirement) (*to construct a single-family semi-detached dwelling – duplex*).

68 Laurel Street – Variances: Upon a motion by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Variances (*to demolish existing structures and construct three two-family dwelling units*) for:

1. Relief from Gross Dimensional requirement of: 1,792 square feet (Lot 1); 1,283 square feet (Lot 2); and 932 square feet (Lot 3).
2. Relief from Frontage requirement of: 7.77 feet (Lot 1); and 7.77 feet (Lot 2).
3. Relief from Front Yard setback requirement of: 14 feet 6 inches (Lot 1); and 14 feet 6 inches (Lot 2).
4. Relief of 7 feet 6 inches from Exterior Side Yard setback requirement (Lot 3).
5. Relief of five feet from Rear Yard setback requirement (Lot 3).

48 Canterbury Street –Variance & Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance for relief of one foot from Front Yard setback requirement and Special Permit for expansion or change of a non-conforming use (*to add a three-season porch onto the front of existing two-family dwelling*).

501 Cambridge Street – Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing for Variances and Special Permits to March 22, 2004 (*to construct addition of one bay and an office to existing garage*).

541 B 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 relief of 47.25 square feet from Gross Dimensional requirement (*to install signage that exceeds allowed square footage*).

24 Lorenz Street – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance for relief of four feet 6 inches from Side Yard setback requirement (*to attach detached garage to existing single-family dwelling*).

OTHER BUSINESS:

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the February 23, 2004 meeting.

The meeting adjourned at 7:45 p.m.