

ZONING BOARD OF APPEALS
MINUTES OF MEETING
April 12, 2004

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

Staff Attending: Kathleen J. Donovan, 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 Thomas Hannigan and seconded by Matthew Armendo, the Board voted 4-0 to continue the requested hearing for Variance to May 10, 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 Thomas Hannigan and seconded by Matthew Armendo, the Board voted 4-0 to continue the requested hearing for Variance (relief of 1,318 square feet from Gross Dimensional requirement) & Special Permit (new residential construction -- triplex) to May 10, 2004.

1 Woodland Parkway – Variances: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the requested Variances (*to construct a single-family semi-detached dwelling -- duplex*).

98 McKeon Road – Variances: Upon a motion by Matthew Armendo and seconded by John Reynolds, the Board voted 3-2 to deny the requested Variances (*to construct a single-family dwelling*).

32 Providence Street – Variance & Special Permit: Upon a motion made by John Reynolds and seconded by Jerry Horton the Board voted 5-0 to approve the requested Variance & Special Permit (*to rehabilitate existing structure in order to construct twelve residential condominium units*) as listed below:

Variance:

1. Relief of 59 feet from Frontage requirement.

Special Permit:

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

36 Hilda Street – Variances: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variances (*to construct second floor onto existing dwelling in order to convert single-family dwelling to two-family dwelling and construct deck in rear*) as listed below:

Variances:

1. Relief of five hundred square feet from Gross Dimensional requirement;
2. Relief of nine feet from Rear Yard setback requirement.

64 Ernest Avenue –Variance: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance (*to construct two-car detached garage*) as listed below:

Variance:

1. Relief of ten feet from exterior Side Yard setback requirement.

168 Delawanda Drive – Variance: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*to construct a single-family dwelling*) as listed below:

Variance:

1. Relief of five feet from Frontage requirement.

1200 West Boylston Street – Variance & Special Permit: Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variances and Special Permit (*to construct a three-story dwelling containing twelve residential units*) as listed below:

Variances:

1. Relief of five feet from Rear Yard setback requirement.
2. Relief of six off-street parking spaces.

Special Permit:

1. New residential construction (multi-family dwelling – twelve units).

13 Sonoma Drive – Variance & Special Permit: Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variance and Special Permit (*to enlarge existing deck*) as listed below:

Variance:

1. Relief of six feet from Front Yard setback requirement.

Special Permit:

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

20 Forest Street – Special Permit: Upon a motion by Jerry Horton and seconded by John Reynolds, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (for Special Permit necessary to: *demolish existing two-family and detached garage and construct a larger two-family dwelling*).

64 Water Street – Variance: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 4-0 to approve the requested Variance (*to open a restaurant with seating for 80 persons*) as listed below:

Variance

1. Relief of twenty off-street parking spaces.

50 North Ashland Street – Variance: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance (*to construct four single-family attached dwellings; each unit containing 3½ stories -- of which first story would be garage*) as listed below:

Variations

1. Relief from limitation of number of stories.

42 Aetna Street – Variations & Special Permit: Upon a motion by Jerry Horton and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variations and Special Permit (*to divide property into two lots and construct single-family dwelling on Lot 22*) as listed below:

Variations

2. Relief of 1,000 square feet from Gross Dimensional requirement (Lot 23)
3. Relief of ten feet from Frontage requirement (Lot 23).

Special Permit

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

97 Webster Street – Special Permit: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to continue the requested hearing for Special Permit to April 26, 2004 (*to expand residential area of existing structure*) as listed below:

Special Permit

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

6 Clover Street – Variations & Special Permits: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variations and Special Permits (*to expand church seating capacity and add an elevator*) as listed below:

Variations

1. Relief of twenty-seven feet from Rear Yard setback requirement.
2. Relief of thirty-two feet from Front Yard setback requirement.

Special Permits

1. Relief of eleven off-street parking spaces.
2. Expansion or change of a non-conforming use.

349 Bridle Path – Extension of Time: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Extension of Time to commence activity for an additional six months.

86 Austin Street – Modification: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Modifications to Comprehensive Permit (issued 1979) as listed below:

Modifications:

1. The Zoning Board of Appeals determined that the modification was minor; and therefore, no additional amendments are required.

OTHER BUSINESS:

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the March 22, 2004 meeting.

The meeting adjourned at 7:00 p.m.