

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
March 14, 2005**

Board Members Attending: Thomas Hannigan
John Reynolds
Jerry R. Horton
Matthew Armendo
Lenny Ciuffredo
Morris Bergman
David George

Staff Attending: Jody Valade, Division of Land Use
David F. Holden, Department of Code Enforcement
Denise McGinley, Division of Land Use
Joel Fontane, Economic Office of Neighborhood Services

Thomas Hannigan opened the meeting at 5:30 P.M. The following actions were taken:

**** 65 Temple Street – Special Permit:** Upon a motion duly made and seconded, the Board voted 4-1 to continue the requested hearing to March 28, 2005 for Special Permits (*to renovate and use one of the buildings on the site for retail sales*) with notes as listed below:

Special Permit:

1. Expansion or change of a non-conforming use.
2. To allow retail in a MG-2.0 zoning district.

Notes:

1. Letters of commitment (Lease).
2. Need design plans for both interior and exterior of building.

78 Progressive Street – Special Permit: Upon a motion duly made and seconded, the Board voted 5-0 to deny the requested Special Permit (*to construct a multi-family dwelling -- 3 units*) as listed below:

Special Permit:

1. To allow three-family dwelling in a RL-7 zoning district.

344 Franklin Street – Special Permit: Upon a motion duly made by Matthew Armendo and seconded by Lenny Ciuffredo, the Board voted 4-1 (Jerry Horton voted No) to approve the requested Special Permit (*to renovate structure and use as a flea market*) with the following conditions as listed below:

Special Permit:

1. To allow a flea market in a MG-2.0 zoning district.

Conditions:

1. Parking facilities are provided to City standard for the collection of uses located at 344, 348 and 356 Franklin Street.
2. Hours of operation for flea market use are limited to Saturday and Sunday 8:00 am. to 5:00 p.m.
3. No flea market activities take place outside of the building.
4. No additional parking relief is granted for the expansion of a flea market use at this location.

26 Washburn Street – Variance and Special Permit: Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to approve the requested Variance and Special Permit (*to construct three apartments above existing bakery*) as listed below:

Variance:

1. Relief of three spaces from Off-Street parking requirement.

Special Permit:

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

44 Christine Street – Special Permit: Upon a motion duly made by Jerry Horton and seconded by Matthew Armendo, the Board voted 4-1 to approve the requested Special Permit (*to construct a second story onto a portion of the existing single-family dwelling*) as listed below:

Special Permit:

1. Expansion or change of a non-conforming use / structure (expansion not to extend beyond existing footprint).

61 South Ludlow Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 4-1 to approve the requested Special Permit (*to add beer & wine sales within existing convenience store*) as listed below:

Special Permit:

1. Expansion or change of a non-conforming use (via the sale of wine and beer within the convenience store).

300 Main Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit (*to utilize small storefront for display of customized motorcycles*) as listed below:

Special Permit:

1. To allow motor vehicle display (customized motorcycles) in a BG-6.0 zoning district.

3 Wilbur Street / Darrow Street – Extension of Time: Upon a motion duly made by Lenny Ciuffredo and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Extension of Time (*to subdivide property to create new lot with access on Darrow Street in order to construct an additional single-family dwelling*).

199 Belmont Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 4-1 to approve the requested Special Permit (*to convert commercial space into one dwelling unit*) as listed below:

Special Permit:

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

47 McClintock Avenue – Variances: Upon a motion duly made by Matthew Armendo and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Variances (*to raze existing structure and construct a new single-family dwelling*) as listed below:

Variances:

1. Relief of 1715 square feet from Gross Dimensional requirement.
2. Relief of 14 feet from Frontage requirement.

51 Hurtle Avenue – Variance: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*to divide parcel in order to create a new buildable lot for another single-family*) as listed below:

Variance:

1. Relief of 10 square feet from Gross Dimensional requirement.

30 Everard Street – Variances: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variances (*to construct a single-family semi-detached dwelling unit*) as listed below:

Variances:

1. Relief of 1000 square feet from Gross Dimensional requirement.
2. Relief of 10 feet from Frontage requirement.

125 Endicott Street – Variances & Special Permit: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variances & Special Permit (*to add second story onto existing structure*) as listed below:

Variances:

1. Relief of one foot (west side) and nine feet (east side) from Side Yard setback requirement.

2. Relief of eight feet from Rear Yard setback requirement.

Special Permit:

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

533 Massasoit Road – Variance & Special Permits: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variance (*to convert structure into a single-family semi-detached dwelling unit – by reconstruction of attached barn*) as listed below:

Variance:

1. Relief of 11 feet 6 inches from Front Yard setback requirement.

Special Permits:

1. Conversion to additional dwelling unit.
2. To allow single-family semi-detached dwelling unit in a RS-7 zoning district.

108 June Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to deny the petition for requested Special Permit (*to modify pre-existing non-conforming structure*), as listed below:

Special Permit:

1. Expansion or change of a pre-existing non-conforming structure.

**** 23 Vernon Street – Variance & Special Permits:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing to March 28, 2005 for Variance and Special Permits (*to convert first floor of structure into a professional office*) as listed below:

Variance:

1. Relief of nine spaces form Off-Street parking requirement.

Special Permits:

1. Conversion to non-residential use (1st floor office).
2. To allow professional office in a RG-5 zoning district.

OTHER BUSINESS: (0)

Approval of Minutes: Upon a motion duly made by Lenny Ciuffredo and seconded by Matthew Armendo, the Board voted 5-0 to approve the minutes of the February 28, 2005 meeting.

The meeting adjourned at 8:00 p.m.