

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
December 15, 2003**

**Board Members Attending:** John Barbale  
Thomas Hannigan  
Matthew Armendo  
Jerry R. Horton  
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:

**Ellsworth & Lafayette Streets – Special Permit:** Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit for waiver of landscaping and barrier requirements (*to construct single-story building to house storage and associated offices*) as follows:

1. 1,500 square feet relief from barrier requirement; and
2. 5,000 square feet relief from parking lot requirement

**54-56 Brooks Street – Variance & Special Permit:** 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 (*re: Variance & Special Permit to construct six single-family attached dwellings*).

**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 for Special Permit to January 12, 2004 (*to add an auto body spray booth*) at the request of the applicant.

**812 Franklin Street – Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 4-1 (Lenny Ciuffredo voted no) to approve the requested Special Permit for new residential construction (*to demolish existing building & construct six single-family attached dwellings*) with the following conditions:

1. Construct one duplex on Angela Rose Lane and a four unit building on Franklin Street;
2. Front elevations to use double gable design;
3. Maintain existing landscaping on Angela Rose Lane (except at new duplex driveway);
4. Replace fence on Angela Rose Lane;
5. Landscape entire site to include small trees and foundation plantings around all units; and
6. Provide landscape buffer along Kishore Dantuluri's property line.

**38 Upland 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 three feet from Side Yard setback requirements. (*to reconstruct main entrance to existing single-family dwelling*)

**30 Montclair Drive –Variations:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variations (*to construct detached two-story garage for storage of motor home*) for:

1. Relief of sixteen feet from Article IV, Section 8 (II)(J) requirements. Proposed garage roof will exceed allowable “accessory building” height of 15 feet.
2. Relief from Article IV, Section 8 (I)(B)(1.) Proposed structure is in excess of 25% of existing building floor space.

**49 Providence Street –Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 4-0 (Thomas Hannigan voted no) to approve the requested Variance for relief of five feet from Frontage requirement (*to construct a two-family dwelling with accessory parking*).

**4 Plane Street –Variations:** Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variations (*to construct a two-family dwelling*) for:

1. Relief of 1,000 square feet from Gross Dimensional requirement.
2. Relief of five feet from Frontage requirement.

**9-11 Chrome Street –Variations:** Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variations (*to divide lot so that each structure is on a separate lot*) for:

1. Relief of 1,200 square feet from Gross Dimensional requirement. (Lot 1 only).
2. Relief of twelve feet from Frontage requirement. (Lot 1 only).

**169-175 Cambridge Street – Special Permit:** Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Special Permit for expansion or change of pre-existing legal non-conforming use (*to allow a redemption center in a RG-5 district*).

**85 Orient Street – Special Permit:** Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Special Permit for new residential construction or conversion to additional dwelling units (to allow single-family attached dwellings in RL-7 district) (*to construct three single-family attached dwellings*).

**3 Robertson Road – Special Permit:** Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to allow conversion to additional dwelling units. (*to add two dwelling units to existing single-family dwelling to create three single-family attached dwellings*).

**OTHER BUSINESS:**

**Approval of Minutes:** Upon a motion duly made by Thomas Hannigan and seconded by John Reynolds it was voted 5-0 to approve the minutes of the December 1, 2003 meeting.

The meeting adjourned at 7:30 p.m.