

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
February 28, 2005**

**Board Members Attending:** 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

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Lenny Ciuffredo opened the meeting at 5:35 P.M. The following actions were taken:

**\*\* 65 Temple Street – Special Permit:** Upon a motion duly made by Matthew Armendo and seconded by Morris Bergman, the Board voted 5-0 to continue the requested hearing to March 14, 2005 for Special Permits (*to renovate and use one of the buildings on the site for retail sales*) 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.

**344 Pleasant Street – Variances & Special Permit:** Upon a motion duly made by Jerry Horton and seconded by Morris Bergman, the Board voted 5-0 to approve the requested Variances and Special Permit (*to construct a 2,888 square foot addition for retail use, and a 938 square foot addition for storage, and reconfigure existing parking lot to create 14 parking spaces*) as listed below:

Variances:

1. Relief of 12 spaces from Off-Street parking / loading requirement.
2. Relief of 650 square feet from landscaping / barrier requirement.

Special Permit:

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

Note:

1. Neighbor requested a fence be erected.

**\*\* 64 Fruit Street – Administrative Appeal:** Upon a motion duly made by Jerry Horton and seconded by Morris Bergman, the Board voted 5-0 to continue the requested Administrative

Appeal (*to overturn enforcement order of the Director of Code Enforcement to cease and desist operation of a lodging house in a RG-5 zoning district*) to March 28, 2005.

**\*\* 66 Fruit Street – Administrative Appeal:** Upon a motion duly made by Jerry Horton and seconded by Morris Bergman, the Board voted 5-0 to continue the requested Administrative Appeal (*to overturn enforcement order of the Director of Code Enforcement to cease and desist operation of a lodging house in a RG-5 zoning district*) to March 28, 2005.

**982 Grafton Street – Special Permit:** Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to approve the Special Permit (*to raze existing building and replace with a new building serving the same purpose*) with conditions as listed below:

Special Permit:

1. Expansion or change of a non-conforming use. (Previously approved on 1/13/03).

Condition:

1. Included pedestrian access way from front to main entrance with yield signs for vehicles.

**44 Uxbridge Street – Variance:** Upon a motion duly made by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variance (*to construct a single-family semi-detached dwelling unit -- duplex*) as listed below:

Variance:

1. Relief of four hundred square feet from Gross Dimensional requirement.

**8 Rosemont Road – Special Permits:** Upon a motion duly made and seconded, the Board voted 4-1 to deny the petition for requested Special Permits (*to convert single-family into a two-family dwelling – refashion basement into a second dwelling unit*), as listed below:

Special Permit:

1. Expansion or change of a non-conforming use.
2. To allow multi-family in a RL-7 zoning district.
3. Conversion to additional dwelling units.

**\*\* 78 Progressive Street – Special Permit:** Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to March 14, 2005 for 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.

**\*\* 2 Hastings Avenue – Special Permit:** Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to April 11, 2005 for Special Permit (*to raze existing structure and construct single-family attached dwellings – 6 units*) as listed below:

Special Permit:

1. To allow single-family attached dwellings in a RL-7 zoning district.

**\*\* 344 Franklin Street – Special Permit:** Upon a motion duly made by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to March 14, 2005 for Special Permit (*to renovate commercial structure and use as a flea market*) as listed below:

Special Permit:

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

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**OTHER BUSINESS: (0)**

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**Approval of Minutes:** Upon a motion duly made and seconded, the Board voted 5-0 to approve the minutes of the February 14, 2005 meeting.

The meeting adjourned at 7:30 p.m.