

# Minutes for Board of Appeals

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EVERETT, MA

2020 FEB -4 A 10:07

## Call to Order

Time/date: January 21, 2020 at 7:00 p.m. Tape on File

Place: Everett City Hall 484 Broadway

## Attendees

Mary Gerace,, Chairman

Michael Dantone

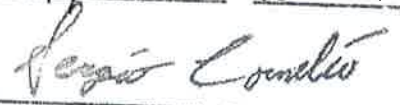
John Frasier

Roger Thistle

Paul Colameta

Posted in accordance with the  
provisions of Mass. General Laws  
Chapter 30A - Sections 18-25

on FEB 4, 2020 at 10:07  
Attest:



City Clerk

## Approval of Minutes

Date of meeting: December 16, 2019

The rules for the meeting were explained by the Chairman.

## Minutes of the Meeting

1. **Petition # 2453** : 602-596 Broadway Everett, MA 02149  
Volnay Capital - Variance

John Tocco and Ricky Beliveau presented the petition before the board for 602-596 Broadway The applicant seeks to combine the two lots and raze the existing structures. The 28,651sf lot will be located within the Business zoning district. The mixed use proposed project will include 85 residential units on floors 2-6 with roof deck access/amenities. The first floor will include a 4000sf restaurant and a 3000sf retail space. The project will provide parking for 37 vehicles. A plan has been submitted by Context with Survey Plans by Framingham Survey Consultants, Inc. dated November 20, 2019.

Tony Sousa and Jay Monty presented to the board the issues of zoning and transportation,

The public spoke in favor and not in favor of this project (see attached list) after the public spoke the Board made a motion for this petition to be continued so that they could have a neighborhood walk through and ask questions about many concerns they have,

The board made a motion to continue this petition for Feb 3, 2020.

The board voted Mary Gerace, Michael Dantone, John Fraiser, and Roger Thistle and Paul Colameta the vote was unanimous 5-0

2. **Petition # 2446**: 178- 180 Hancock Street, Everett, MA 02149  
Timothy Pensco - Variance

Attorney Anthony Rossi represented the petitioner and presented the petition to the Board proposes to convert the existing accessory structure garage into a single family dwelling by renovating the interior and installing new windows and doors. There are no exterior build outs or additions proposed. The existing lot is 6000 sf and is

located in a Dwelling District and contains an existing principle structure two family dwelling. The applicant proposed adequate parking for the additional dwelling unit.

Speaking in favor for the petitioner: Scott Bennett 184 Hancock Street, Mike McLaughlin 9 Baldwin Place,

Favorable motion was made by Michael Dantone and Roger Thistle seconded it. The board voted, Mary Gerace Michael Dantone Paul Colameta, Roger Thistle and John Fraiser. The vote was unanimous 5-0. The Petition was Granted.

3. Petition # 2448 178-180 Hancock Street, Everett, MA 02149  
Timothy Pensco – Special Permit

Attorney Anthony Rossi Represented the petitioner and presented the petition to the Board The applicant proposes to convert the existing accessory structure garage into a single family dwelling by renovating the interior and installing new windows and doors. There are no exterior build outs or additions proposed. The existing lot is 6000 sf and is located in a Dwelling District and contains an existing principle structure two family dwelling. The applicant proposed adequate parking for the additional dwelling unit. The existing garage is pre-existing nonconforming structure as to dimensional regulations

Favorable motion was made by Michael Dantone and Roger Thistle seconded it. The board voted, Mary Gerace Michael Dantone, Paul Colameta Roger Thistle and John Fraiser. The vote was unanimous 5-0 Petition was Granted.

4. Petition #2449 14 Harding Ave. Lot #9 Everett Ma 02149  
Marcio & Thasi Tolomelli – Variance

Attorney Paul Delory represented the petitioner and presented the board with the petition that the applicant seeks to separate and convey the merged lots (9 & 10) being held in common ownership as shown on a Certified Plot Plan by Atlantic Engineering Associates, Inc. dated December 26, 2018, located within the Dwelling District. Pursuant to the Doctrine of Merger lots 9 & 10 being contiguous and held in common ownership have merged into a single lot of 8403 sf with 122.68 feet of frontage on Harding Ave and 61.26' of frontage on Elm St. containing a two family dwelling constructed in 1932. The proposed plan would create a new non-compliant (illegal) lot #9 with 3700 sf of land area and 50' of frontage containing a two family dwelling.

Favorable motion was made by Michael Dantone and Roger Thistle seconded it. The board voted Mary Gerace Michael Dantone Paul Colameta Roger Thistle and John Fraiser. The vote was Unanimouse 5-0 Petition was Granted.

5. Petition #2450 14 Harding Ave. Lot #10 Everett Ma 02149  
Marcio & Thasi Tolomelli – Variance

Attorney Paul Delory represent the petitioner and presented the board with the petition that the applicant seeks to separate and convey the merged lots (9 & 10) being held in common ownership as shown on a Certified Plot Plan by Atlantic Engineering Associates, Inc. dated December 26, 2018, located within the Dwelling District. Pursuant to the Doctrine of Merger lots 9 & 10 being contiguous and held in common ownership have merged into a single lot of 8403 sf.

The proposed plan would create a new lot (#10) containing 4703 sf of land area and 72.68' of frontage on Harding Ave. The applicant proposes the construction of a four (4) unit residential structure on lot #10. The project plan proposes eight (8) off street parking spaces.

Favorable motion was made by Michael Dantone and Roger Thistle seconded it. The board voted, Mary Gerace Michael Dantone, Paul Colameta Roger Thistle and John Fraiser. The vote was unanimous 5-0 Petition was Granted.

6. Petition #2441 295 Chelsea Street, Everett Ma 02149

140 Tremont St. LLC -Variance

Gregory Antonelli asked the board to withdraw without prejudice on the variance application. The board made a motion to withdraw without prejudice and voted the vote was unanimous 5-0 and the petition was withdrawn.

7. Petition # 2454 243 Chelsea Street , Everett, MA 02149

Mr. Joseph J. Savage - Special Permit

Mr. Joseph Savage asked the board to grant him a special Permit to renovate an existing single family house, built in 1903, and convert it to a two-family residence. The existing 5000 sf lot is located in a Dwelling District. The lot and structure are nonconforming as to setback/s and lot area.

Speaking in favor Martin Thomas 240 Chelsea Street

Favorable motion was made by Michael Dantone and Roger Thistle seconded it. The board voted, Mary Gerace Michael Dantone, Paul Colameta Roger Thistle and John Fraiser. The vote was unanimous 5-0 Petition was Granted.

8. Petition #2445 92 Malden Street Everett, MA 02149

Fernando Lopes - Variance

Fernando Lopes sent an email to have this petition continued for February 18, 2020 at 7:00 due to him being out of the country.

Favorable motion was made by Michael Dantone and Roger Thistle seconded it. The board voted, Mary Gerace Michael Dantone, Paul Colameta Roger Thistle and John Fraiser. The vote was unanimous 5-0 Petition was Granted.

9. Petition #2456 599 Broadway Everett MA 02149

599 Broadway LLC – Special Permit

The applicant Dr. Karim Salem presented his petition to the board to alter the existing mixed use building, built in 1895, the existing building is non-conforming on the right side at the rear of the structure in that the side yard is only 6' +/- to the side lot line were 7' is required.

Favorable motion was made by Michael Dantone and Roger Thistle seconded it. The board voted, Mary Gerace Michael Dantone, Paul Colameta Roger Thistle and John Fraiser. The vote was unanimous 5-0 Petition was Granted.

10. Petition # 2457 153 Chestnut Street Everett, MA 02149

Gessandro Rodrigues - Special Permit

Attorney Jennifer Allen presented the board for Gessandro Rodrigues petition to alter the existing single family house, built in 1896, and convert the property into a two-family residence and also construct a dormer on the right side of the house. The existing 4,560 sf lot is located in a Dwelling District. The lot and structure are nonconforming as to setback, area and frontage.

Not in favor of this petition was Mr. & Mrs Pendola having some concerns about this property water drainage coming into his property , delivery companies blocking there drive way, and also working on Sunday mornings throwing bricks into dumpster at 8:00 am on Sundays

Also Michael Mclaughlin spoke for the Pendola's that they are life long residents. Mr. Pendola wa very upsen about this petition and he suggest that this petition be continued until Feb 18, 2020 so that they both can work on the issues at hand

The board mad a motion to continue and voted 5-0 to continue this for Feb 18,2020

Mary Gerace Michael Dantone Paul Colemata, Roger Thistle and John Fraiser

A Recording of this Meeting is on File

Adjornment: 11:30 p.m

Chairman  
Board of Appeals  
\_\_\_\_\_  
Secretary  
Board of Appeals

\_\_\_\_\_  
Date of Approval

*May Gene*

Chairman  
Board of Appeals

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Secretary  
Board of Appeals

*2/3/2020*

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Date of Approval

Speaking in favor

Vincent Ragguci Jr. 181 Kennedy Drive, Malden Ma

Rich Eliseo Sr. 78 Sycamore Street

Deb MacGregor 94 Main Street

Louise Losanno 43 Hosmer St

Jody Taylor 32 Duncan Road

Rosa DiFlorio 26 Dyer Ave

Michael McLaughlin 9 Baldwin Place

Vinny Silver 7 Jackson Ave.

Alphonse Mutebi 28 Fairlawn Street

Two that spoke are not Everett residents

Speaking against

Shawn McCulloch 10 Hosmer Street

Donna Night 12 Morris Street

Richard Medeiros 20 Morris Street

Victor DaCruz 15 Fairlawn Street

Gurly Adrian 15 Cumberland Street