

Minutes for Board of Appeals

Call to Order

Time/date: May 4, 2020 at 7:00 p.m. Tape on File

Place: Zoom

Attendees

Mary Gerace, Chairman

Michael Dantone

John Frasier

Roger Thistle

Paul Colameta

Approval of Minutes

Date of meeting: April 21, 2020

The rules for the meeting were explained by the Chairperson Mary Gerace.

Minutes of the Meeting

**1. Petition # 2458: 983 Broadway, Everett, MA 02149
REX -E, LLC - Variance**

In the application filed with the City of Everett on January 9, 2020, Applicant, REX -E LLC 29 Mackenzie Lane, Wakefield MA 01880. The applicant proposes to raze the existing structure and reconstruct a new nine (9) unit three (3) story residential structure. The corner lot is located within the Business District with an area of 5000 sf.

Spoke in Favor: None

Spoke Against: None

The Chairman Mary Gerace explained that the public part of this meeting is over and they were only taken questions from the petitioner. The board went over the decision with the petitioner and the conditions for this petition are as follow:

Questions asked by the Board:

2020 MAY 14 4 09 57
CITY OF EVERETT, MA
CITY CLERK'S OFFICE

Favorable Motion: Michael Dantone was made to continue
Seconded: Roger Thistle

The Board voted unanimously 5-0 to continue this Petition for May 18, 2020

2. Petition # 2467: 15-17 Argyle Street, Everett, MA 02149
Constantino Pannullo, Anna D TRS–Variance

In the application filed with the City of Everett on February 20, 2020, Applicant seeks Applicant seeks a building permit to convert a structure from a two (2) family dwelling into a three (3) family dwelling located within the Dwelling District on the above 3734 sf lot.

Atty. Anthony Rossi represented the petitioner and stated at the last meeting the property was not in good shape he meets with the owner and they are paving the property and it will provide 2 more parking spaces and shall provide fence to hide spot lights.

Spoke in Favor: Michael McLaughlin

Spoke Against: None

Questions asked by the Board:

Favorable Motion: Michael Dantone was mad to continue until May 18,2020 at 7: p.m.

Seconded: Roger Thistle

The Board voted unanimously 5-0 to Continue until May 18, 2020

3. Petition # 2469 28-30 Carlson Street, Everett, MA 02149
Mr. Eduardo Matosinho– Variance

In the application filed with the City of Everett on March 12, 2020, Applicant The applicant proposes to construct a new two (2) family on an existing 5814 sf lot that currently has an existing two (2) family residential building that was constructed in April 1928.

Mr. Colameta was excused from the meeting for conflict of interest.

Atty Andrew Delory asked the Board to continue this meeting for May 18,2020

Spoke in Favor: None

Spoke Against: None

The Chairman Mary Gerace explained that the public part of this meeting is over and they were only taken questions from the petitioner. The board went over the decision with the petitioner and the conditions for this petition are as follows:

Questions asked by the Board:

Favorable Motion: Michael Dantone

Seconded: Roger Thistle

The Board voted unanimously 4-0 to continue this for May 18, 2020 at 7:00 p.m. via Zoom

4. Petition #2470: 302 Broadway, Everett, MA 02149

Mr. Eric Kenworthy - Variance

In the application filed with the City of Everett on April 9, 2020, the applicant currently has a building permit # B-19-668 to construct a ten (10) unit residential structure containing fifteen (15) parking spaces at the above-mentioned property. The Board of Appeals issued a parking variance on June 5, 2017, allowing for the shortage of five (5) parking spaces.

Applicant now seeks to increase the residential unit count to fifteen (15) without change to the existing structure dimensions, while providing fifteen (15) parking spaces.

Speaking in Favor:

Speaking Against:

The Chairman Mary Gerace explained that the public part of this meeting is over and they were only taken questions from the petitioner. The board went over the decision with the petitioner and the conditions for this petition are as follows.

Favorable Motion: Michael Dantone

Seconded: Roger Thistle

The Board voted unanimously 5-0 to continue this meeting until May 18, 2020 via Zoom

**5. Petition # 24631: 178-180 Elm Street, Everett, MA 02149
Kaura. LLC 365 Broadway Everett, MA 02149 - Special Permit**

In the application filed with the City of Everett on April 29.2020

Applicant seeks to construct a second and third floor addition containing eight (8) residential units over the existing first floor convenience store on located on a 3769 sf lot within the Business District, as per plan date January 18, 2019. The existing structure is nonconforming and the proposed extensions will increase the nonconformity. No additional parking is being provided for this proposal.

Spoke in Favor:

Spoke Against:

The Chairman Mary Gerace explained that the public part of this meeting is over and they were only taken questions from the petitioner. The board went over the decision with the petitioner and the conditions for this petition are as follow:

Questions asked by the Board:

Favorable Motion: Michael Dantone to extend for six months

Seconded: Roger Thistle

The Board voted unanimously 5-0 to extend for six months

Adjournment 8:30 Tape is on File