

Zoning Board of Appeals

August 17, 2020

1st and 3rd of the Month Meeting Minutes

Location: Via Zoom Communications

Members Present: Mary Gerace, Michael Dantone, Roger Thistle, Paul Colameta, John Frasier

Minutes Taken By: Roberta Suppa Clerk for ZBA

Motion to Open Meeting 7:00 PM

- Motion made by: Michael Dantone
- Seconded by: Roger Thistle
- All in Favor – None Opposed
- Motion Carried

Motion to Accept Minutes from July 20, 2020 Meeting

- Motion made by: Michael Dantone
- Seconded by: Roger Thistle
- All in Favor – None Opposed
- Motion Carried

2020 AUG 19 A 8:22
 CITY CLERK'S OFFICE
 EVERETT, MA

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

Minutes of the Meeting:

1. **Petition # 2475:** 42 May Street, Everett, MA 02149 ----- Special Permit
Bzunesh Abrha 42 May Street, Everett, MA 02149


Applicant seeks a building permit to raze the existing enclosed front porch (first floor) and within the front porch footprint expand and extend the front of the house up to the existing ridgeline of the main roof. Install three dormers on the south side of the roof and one dormer on the north side of the roof. The structure will remain a single-family dwelling. The existing lot contains 1875 sf and is located within the Dwelling District. The existing lot and structure are nonconforming with respect to current zoning requirements of area, frontage and setbacks. The proposed additions to the structure will increase the nonconformity.

Spoke in Favor: None

Spoke Against: None

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

on Aug 19, 2020 at 8:22

Attest:


 City Clerk

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:

- Mary Gerace asked if the side oh the house with the three dormers was wider than the other side of the house. Delroy answered yes.
- Mary Gerace asked if the foundation was not being extended. Atty.
- Delory answered that they were using the existing footprints and the home would remain a single family.
- Michael Dantone asked when the home was purchased and have, they been renting. Atty. Delory answered that the home has been unoccupied since the sell of the home and was waiting for this petition to be approved so she can move her family in.
- Paul Colameta asked if there was any landscape on the property. Atty. Delory answered that there was a small area on the side of the home and in the back.
- Michael Dantone asked if all the neighbors were involved with what was going on and Atty. Delroy said that she has been talking to neighbors since the purchase of the home and they are all in favor of the construction.

Favorable Motion Made by: Paul Colameta

Seconded by: Roger Thistle

The Vote: Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Frasier Yes, Michael Dantone voted Yes.

Motion Carried: 5-0 in Favor 0 Opposed

2. Petition # 2477: 166-168 School Street, Everett, MA 02149

Bouvier Jeweler 166-168 School Street, Everett, MA 02149

Applicant seeks a permit for the installation of a wall sign located on the south facing side of the building at 166-168 School Street located within a Business District

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:

- Michael Dantone asked if they ever plan to make it a retail store again. Attorney Carr answered they are not really sure what is going to happen to that building.
- Michael Dantone asked Chief Carli when the sign is being placed is the building safe to do the work. Chief Carli said as long as the work is done by a professional sign company, he doesn't have a problem with it.
- Mary Gerace asked if they had a professional company and Atty. Carr answered that they have submitted one.
- Paul Colameta asked what material was going to be use. Atty. Carr answered it will be a metal sign.
- Paul Colament asked why not use the sign already there. Atty. Carr answered that the sign was to small and Bouvier Jewelers has a new website, would like to add his email and phone number to the sign and website and the sign there is too small.

Favorable Motion Made by: Paul Colameta

Seconded by: Roger Thistle

The Vote: Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Frasier Yes, Michael Dantone voted Yes.

Motion Carried: 5-0 in Favor 0 Opposed

3. **Petition # 2478: 178-180 Hancock Street, Everett, MA 02149**
Timothy Penso 178-180 Hancock Street, Everett, MA 02149

The applicant proposes to construct a dormer at the rear of the single-family structure located at the back of the lot. The existing lot is 6000 sf and is located in a Dwelling District and contains a single and a two-family structure. The dormer will increase the nonconforming nature of the structure as to the rear setback.

Spoke in Favor: Scott Bennett 184 Hancock Street, Everett, MA 02149

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: There were no Questions by the Board

Favorable Motion Made by: Michael Dantone

Seconded by: Roger Thistle

The Vote: Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Frasier Yes, Michael Dantone voted Yes.

Motion Carried: 5-0 in Favor 0 Opposed

Motion mad by Michael to adjourn the meeting and seconded by Paul Colameta

Adjourned: 7:56 P.M.