

Minutes for Board of Appeals

Call to Order

Time/date: August 19, 2019 at 7:00 pm Tape on File

Place: Keverian Room, Third Floor, Everett City Hall, 484 Broadway, Everett Massachusetts

Attendees

Voting members:

Mary Gerace, Chairman.
Michael Dantone
Paul Colameta
Carmine DiBattista
Steven O'Connor

Guests in attendance:

Approval of Minutes

Date of meeting: August 5, 2019

Member Reports

Announcements/Other Reports

The rules for the meeting were explained.

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

on Sept 17 2019 at 3:23 pm
Attest:


City Clerk

2019 SEP 17 P 3:23
RECORDED
CITY CLERK'S OFFICE
EVERETT, MA

Agenda

1. Petition 2432 (on file): Read 39 Rich Street, Everett, MA 02149

Motion to take off the table Michael Dantone, and Steven O'Connor seconded, vote was unanimous

Attorney David O'Neil representing petitioner Ronaldo Santos of 19 Bartlett Street, Everett MA 02149 RE: 39 Rich Street, Everett MA 02149 asking for a Variance to convert the existing single family and reconstruct a new (3) family.

Attorney O'Neil stated that his client purchased this property in 2018 from a family estate that has fallen into disrepair. My client looked into rehabilitating the property and had developed plans for a (4) unit that he presented to the ZBA and they suggested a (2) or small (3) family. He has gone back to the drawing board and proposed a (3) family (3) bedroom development that will raze and rebuild the property. The dwelling district code and by laws allows for the rehabilitation of the structure from a one unite to a (3) family can be done with a Variance from the ZBA.

My client is aware of the congestion in the area , there is a attached garage on the property that occupies the side of the property on Ferry Street, which they would like to reconfigure to use that property of that attached garage is to be one of the most important over and above the reconstruction of the property.

In addition to giving the 3 family dwelling units his is creating 6 off street parking spaces. The parking is compliant. The parking that is going to be provided includes 3 spaces under the building and 3 spaces off the rare of the plot, and will eliminate in relief for off street parking. The concerns of the neighbors were if the residents have guest and use the street to park on. The driveway will be very spacious you can get 3 or more cars in the driveway. Attorney O'Neil stated from a parking stand point we are eliminating congestion in that area.

Attorney O'Neil stated in addition to solving the congestion issues they will be removing an eye sore from the neighborhood . Turning this property into a 3 family is to get rid of the structure and build a better one. The hardship that would be encountered by the petitioner will result in a hardship to the neighborhood to convert this property as it sits with the location with the attached garage would become a wasted space. To grant this relief would allow an attractive project and much needed housing for the community.

The meeting was opened to all in favor to this petition

None in favor

The meeting was opened to all opposed

Virginia Gereno of 30 Rich Street Everett, MA 02149

Virginia stated she sent a petition with over 20 signatures to Mayor Carlo DeMaria Jr. and the Board of Appeals which is on file. She just feels like a 3 family home does not belong on that street it is going to block the sun, and she also stated the Board of Health had to come to this property because the petitioner was not taking care of the property. She was not opposed to a 2 family but is with the 3 family. She also expressed concern of the city giving permits to put up some of these huge buildings.

Michael Gibbs of 30 Rich Street spoke of the parking situation on that street is awful. When they redid the sidewalks they made them to wide and with a 3 family property that's all the more people to be parking on the street for more congestion.

The Chairman closed this portion of the meeting and read the petition from the concerned neighbors

Which will be on file with the minutes.

The Chairman asked if there was any questions from the board

M/D asked if the owner was going to reside there, answer was no, M/D asked in if the owner lived in Everett, and the owner said his mother lived next door to the property.

M/D asked what would be the problem making it a 2 family instead of a 3 family Attorney O'Neil answered the need for more housing makes if a more affordable project and will make for additional housing that will be a benefit for the home owner having the third unit.

S/O asked what the difference in the height from the 2 family to the 3 family. Attorney O'Neil answered the existing property is 30 feet and the new property will be 38 feet. The architect stated they will be making the roofs pitched so the height of the property will attract a nicer exterior.

M/D asked James Soper if this should go to the planning board to discuss shrubs, how the lawns will be kept and about putting a fence so head lights don't protrude into houses. James Soper answered that this structure will not have to have a sight plan.

The Chairman asked where the parking is so tight would the petitioner accept the residents of this property to have off street parking and not be able to have parking stickers so that there would be no worries for parking congestion. Attorney O'Neil said that the petitioner would comply with that.

Favorable action was unanimous

Board voted 5-0 grated variance

M/D mad a motion to adjourn and S/O second it.

Favorable action was unanimous

Board voted 5-0 granted Variance

A RECORDING OF THE MEETING IS ON FILE

Adjournment

Time: 8:15pm

Chairman

Chairman
Board of Appeals
Secretary
Board of Appeals





Date of Approval

PETITION

**TO: MAYOR CARLO DEMARIA, JR.
BOARD OF APPEALS – JOSEPH DESISTO, III, CHAIRMAN
AND KIMBERLY RAUSEO, CLERK**

FROM: RESIDENTS OF 30 RICH STREET, EVERETT/MALDEN

DATE: JULY 8, 2019

The residents of Everett/Malden received Notice (no date was on the notice) informing us that Ronaldo Santos, 19 Bartlett Street in Everett (this is not a residential address, this is a business address). Mr. Santos should be providing his home address not a business address. He had asked for a Permit to raze the existing single family dwelling and construct a new three (3) family structure on the property at 39 Rich Street, Everett. The above was denied (which is explained on the enclosed undated Notice).

Due to Mr. Santos being denied, Relief was requested in the form of a Variance and the meeting was set on June 17, 2019 at 7:00 p.m. at Everett City Hall. Several of us attended the meeting. However, the meeting was cancelled due to certain board members not showing up for the meeting. We find that to call a meeting and not have particular board members showing up is inconsiderate and a poor way for the city to conduct business. We also asked the name of the members that did not show up, here is their answer, “we will tell you who is here”, they would not provide the names of the members that did not show up. The residents of Rich Street wasted their time. The meeting was rescheduled for July 15, 2019.

**MAYOR CARLO DEMARIA, JR.
BOARD OF APPEALS – JOSEPH DESISTO, III, CHAIRMAN AND
KIMBERLY RAUSEO, CLERK**

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Parking on Rich Street is terrible. Especially since the Department of Public Works made the sidewalks bigger and the street smaller. Vehicles are being side swiped and mirrors ripped off their vehicles all the time. The residents also have a hard enough time finding parking spaces. What we do not need is a three family home who will have visitors and will be parking on our already overcrowded street. We would prefer that a one family home be built but in the essence of being fair, we are willing to have a 2 family built.

A Three Family house will also block the view and most likely the sun for those who live on the Malden side. The structure is way too big.

The following residents object to a three (3) family home being built on this property. We have no objection to a two (2) family home.

Virginia Guerinio
Name

30 Rich St.
Address

Michael Ginn
Name

30 Rich St
Address

Carl Piro
Name

30 Rich St
Address

Lan Hoang
Name

33 Rich St
Address

Nga Hoang

33 Rich St

Name

Address

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Jorge Lujan
Name

31 Rich St 2F)
Address

Lisa Paavola
Name

30 Rich St.
Address

Paul M. Buel
Name

27 Rich St. #2
Address

Josmin A. Granadene
Name

27 Rich St. #2
Address

Maria Trujillo
Name

27 Rich St Apt #2
Address

[Signature]
Name

23 Rich St.
Address

Laura Lente
Name

23 Rich St
Address

Denise Kyersgaard
Name

19 Rich St.
Address

Chock Tanna
Name

31 Rich Street
Address

Peter J. Jeyser

30 Rich St #30

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Christina Della Incosa
Name

47 Rich St.
Everett, MA 02149
Address

Jacqueline Caldwell
Name

30 Rich St. #30
Malden, MA 02148
Address

Diane D'Addario
Name

Rich St Everett
Address

Raymond Wong
Name

67 Rich St Malden
Address

Christo Zeranov
Name

30 Rich St Malden
Address

Toni Magnava
Name

30 Rich Str. Malden
Address

M. Bell
Name

30 Rich St Malden
Address

[Signature]
Name

7 30 Rich St. Malden
Address

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Imier M. Hayes

Name

38. Rich St

Address

[Signature]

Name

44 RICH ST.

Address

[Signature]

Name

414 Rich St.

Address

Robin Redmond

Name

30 Rich St.

Address

Kathryn Viley

Name

30 Rich St

Address

[Signature]

Name

30 RICH ST

Address

[Signature]

Name

30 Rich. St.

Address

Mario Regaia

Name

30 Rich St Apt 9

Address

[Signature]

30 Rich St Apt 3

Address

ZBA SIGN IN SHEET FOR SEPTEMBER 16,2019

NAME

ADDRESS