

Agenda

1. Petition 2437 (on file): Read 11 Mason Street, Everett, MA 02149

The Owner Mr. Duane G. Sullivan of 11 Mason Street, Everett, MA spoke asking for a Special Permit to construct a second floor addition over the foot print of an existing nonconforming section at the rear of the structure. Mr. Sullivan stated that he needs to provide housing for his daughter. Mr. Sullivan stated it would not be detrimental to the neighborhood.

The meeting was opened to all in favor

Teras Lazort 11 Mason Street, Everett MA
Jim Sheehan 7 Mt Washington Street, Everett, MA

The meeting was opened to all opposed

Joanne Rhoton 15 Mason Street, Everett, MA concerned about how the neighborhood is changing and getting no sun light into her home, the owner answered how he had removed a bigger tree in the back of the home. She also asked if they were going up two stories or three stories, the neighborhood is changing.

The chairman stated this portion of the meeting is closed

The Chairman asked if there were any questions from the board

Mary Gerace asked if there were plot plans which the builder had and the board reviewed them.

Mary Gerace also asked if this was just a bump up and the builder said yes just to the back of the house and he stated that the roof height will not change.

Chairman asked vote for favorable action and Paul Colameta second it

Favorable action was unanimous

Board voted 5-0 granted Special Permit

2. Petition 2438 (on file): Read 1 Newbury Street, Everett, MA 02149

Attorney Anthony Rossi spoke for the petitioner Nicola Sasso trustee of the realty trust. Mr. Sasso currently owns property surrounding this structure, he was recently diagnosed with stage 4 cancer, and his daughter is takes care of him. What he is trying to do is on the existing two family into a three family. The first floor is just and open space, already has a bathroom, and would like the daughter to move into the first floor. The units that are in the structure are all one bedroom units. There are 4 spaces for the units only one is being used, because the tenant does not have a vehicle so there would be ample parking for his daughter, if not she can park next door at the petitioners home on the corner of Hancock and Newbury Street. We are not adding to the structure and not expanding using the same foot prints.

Chairman closed this portion of the meeting

Chairman asked all in favor

None

Chairman asked all opposed

None

Chairman closed this portion of the meeting

The chairman asked of any questions from the board.

M/D asked how many unites Attorney Rossi answered there are 2 one bedroom unit.

M/D also asked that parking would be an issue , Rossi mention maybe renaming the parking spaces and the tenet of that unit would not be able to have a residential sticker.

M/D asked if daughter ever moves out is there a condition that it goes back to original plan, James Soper answered you can put a time limit on a condition.

M/D made a favorable action with the new unit cannot get a residential sticker

P/C second it

Board voted 5-0 granted a Variance / Special Permit

3. Petition 2439 (on file): Read 28 Villa Ave, Everett, MA 02149

Attorney Delory spoke for the petitioner Guillermo Palomares of 28 Villa Ave, the petitioner is before you to alter this one family into a two family. Att. Delory spoke about the background of this property that might be helpful to this situation that he thinks has happened before. Mr. Palomares bought this house and it was marketed as a two family. Att. Delory passes out a packet to the board the purchase and sales agreement it was represented as a two family. He went for a mortgage and the appraiser never came to City Hall to see if it was indeed a one or two family. He than asked the board to look at pictures of the house when he bought it and the house was in terrible shape the garage was a mess etc. the point is he tried to the right thing he came to City Hall to get a building permit started the construction to put a kitchen on the second floor, and then it was time to get inspected the inspector realized it was a one family and stopped the work and revoked the permit . He than had to tear out all the cabinets and counter tops the installation and tear out cost him \$41 thousand dollars. Since that time he has gone on to renovate the house. He has upgraded this home. What he is seeking to do tonight is convert this to a two family house, there will be no change to the exterior to this house there is no build out to this house no expansion. The only thing he will do internally is rebuild the kitchen on the second floor which was his original plan. He is going to add a door way so both the first floor and second floor have access. There is also a two car garage. Parking is not an issue he has a two or three car garage and space for 2 more cars in driveway.

Chairman asked all in favor None

Chairman asked all opposes

Ann Nalan 21 Villa Ave. asked if villa ave was zoned for a two family because there no parking on the street for all these family's He has a basement apt already and a third floor apt.

M/G asked James Soper the question about Zoning and James said that it is a dwelling district and zoned for 1-2 Family and also depends on square footage.

Jean Maltabano 42 Villa Ave. concerned about parking can not get a police of fire truck down the street. Becoming very dangerous.

Rita McCally 12 Villa Ave. I was born on this street would like to see the plans there is a three gar garage don't know if they transformed into an apt. there is a built out addition in the back of the house, complaints from many people about people going in and out the house .

Sandra Andon 32 Villa Ave I live next door we are always asking neighbors to move cars so we can get out of our own driveways.

Edward Nelan 21 Villa Ave. The street is over populated 6 to 7 cars at night in driveway 3-4 on street neighbors can not park in front of there own house. Many A/C units hanging out of windows many people living there.

Katie Sherman 44 Villa Ave. has same opinion as all

Manual Ferrante 45 Villa Ave Same opinions as all

Chairman closed this portion of the meeting Chairman as Att. Delroy if he had anything to add. He answered that there is a 3 car garage but it is at a tough angle so it is not used there are only 6 people living in this house. Atty. Delroy said he has been doing this long enough that people get caught up saying this and that the petitioner is here and he wants to create a space for his cousin and fiancé. It is entirely and interior renovation

Petitioner spoke when I bought this house it was a 2 family house police come to my house all the time and he tells them they are not his family's cars

Chairman asked any questions from the Board

P/C asked the staircase on the fright of the garage how tight is it to get a can in there Delroy said it is a regular size garage door just looks obstructed because it is at a angle P/C asked what are doing with the garage delroy answered using it as storage.

M/D said first of all the hardship for a two family is that we can't consider that it is a bad circumstance

But it happens Atty Delroy said it is a Special Permit so not asking for hardship

M/D I went down to that property today there are (2) 2 car garage, if any other cars park there is no way out

That 3 car garage someone is living in there. How long has he been paying taxes on a one family Delroy answered since he bought it in 2015 and pay taxes on a two family M/D said he saw only one electric meter is he going to spit them Delroy answered eventually he will.

M/D Mr. Delroy I quite honestly think there are mon than 2 family living there. There are many staircases and door ways evey where , it's a nice piece of property but I know there are more than 2 familys living there. What I would like to do is have ISD go down and inspect the property and see whats there. Delroy said it has not been used as a two family because there is no separation between the units. M/D said there are doors every where and I know there is someone living in the basement.

M/G the concern is the 14 thousand feet to have a 2 family on that lot the square footage is to small . Maybe we can consider tabling this unite we can get further information about the square footage,

Deroy said there is no addition to the structure it will always be the same structure.

Petitioner stated if you don't want to give me this permit I will sell and buy a 2 family M/D said that is your chose you are probably afraid of someone going down there petitioner said he was not afraid. M/D lets table it and get it inspected .

M/D made a motion to table until Oct 7, 2019 and C/D second the motion.

Board voted to table unit Oct 7, 2019

5-0

M/D made a motion to adjourn P/C second the motion

RECORDED
CITY CLERK'S OFFICE
EVERETT, MA
2019 OCT -9 A 11:38

A RECORDING OF THE MEETING IS ON FILE

Adjournment

Time: 8:15pm

Chairman



Chairman

Board of Appeals

Secretary

Board of Appeals

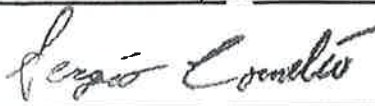
10/7/19

Date of Approval

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

on October 9 2019 at 11:38 AM

Attest:



City Clerk