



**CARLO DEMARIA  
MAYOR**

**ZONING BOARD OF APPEALS**

484 Broadway Room 24, Everett, Massachusetts 02149

MARY GERACE - Chairman  
PAUL COLAMETA- Member  
TYLER LE CAO – Member  
ROGER THISTLE – Member  
JOHN FRAISER – Member

**Roberta Suppa - Administrative Assistant**

☎ 617-394.2498

✉ Roberta.Suppa@ci.everett.ma.us

Zoning Board of Appeals

June 21, 2021

1<sup>st</sup> and 3<sup>rd</sup> of the Month Meeting Minutes

Location: City Hall 3<sup>rd</sup> Floor Keverian Room

484 Broadway, Everett, MA 02149

2021 JUN 24 A 11:36  
CITY OF EVERETT  
RECEIVED

**Members Present:** Mary Gerace, Tyler Le Cao, Roger Thistle, Paul Colameta, John Frasier

**Minutes Taken By:** Roberta Suppa, Clerk for ZBA

**Motion to Open Meeting 7:00 PM and take old Business off the table**

- Motion made by: Roger Thistle
- Seconded by: John Frasier
- All in Favor – None Opposed
- Motion Carried

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

**Minutes of the Meeting:**

1. **Petition # 2499 39 Fremont Ave, Everett, MA 02149 Variance**  
**Raffaele DeMarco 39 Fremont Ave., Everett, MA 02149**

The owner wishes to convert the existing three (3) family dwelling into a four (4) family dwelling. The plot plan submitted indicates that six (6) parking spaces are proposed.

In Favor: Carlo DeMaria Sr. 81 Fremont Ave.  
Luigi Chiumido 8 West Street

Against: None

**A favorable motion on Petition was made by Paul Colameta and seconded by John Frasier and the board voted Roger Thistle voted NO, Tyler Le Cao voted Yes, Paul Colameta voted NO and John Frasier voted Yes**

**This Petition was DENIED with a vote of 2-2**

**Motion made to take new Business off the table by Paul Colameta and Seconded by Roger Thistle**

**1. Petition # 2503 20 Mohan Street, Everett, Ma 02149                      Variance**

**Richard Little    20 Mohan Street, Everett, MA 02149**

Applicant seeks to change the use of the existing single-family dwelling to a two-family dwelling in a dwelling district. For a two-family dwelling they do not have the square feet required by City of Everett Zoning.

Several off-street parking issues are in violation of The City of Everett Zoning:

Parking too close to operable windows (carbon monoxide gasses displaced from vehicles).

Applicant is proposing stacked parking.

Vehicles will be parked in the front yard off-set.

In Favor    NONE

Against    NONE

**A favorable motion on Petition was made by Roger Thistle and seconded by Paul Colameta the board voted Mary Gerace voted YES Roger Thistle voted YES, Tyler Le Cao voted Yes, Paul Colameta voted YES and John Frasier voted Yes.**

**This Petition was GRANTED with a vote of 5-0**

**2. Petition # 2503 25 Locust Street, Everett, MA 02149                      Variance**

**Ms. Priscila Elias and Mr. Weber Coelho Depaula 25 Locust Street**

Applicant seeks a permit for to convert the existing building from a two (2) family into a three (3) family

In Favor: Rosa DiFlorio 26 Dyer Ave,  
              Ryan Gianatassio 114 Bucknam Street

Against:    None

**A favorable motion on Petition was made by Roger Thistle and seconded by John Fraiser and the board voted Mary Gerace yes Roger Thistle Yes, Tyler Le Cao Yes, John Frasier Yes, and Paul Colameta voted YES.**

**This Petition was GRANTED with a vote of 5-0**

**With the conditions of there will be no resident or guest passes allowed and must be stated in the lease agreement.**

**The apartments must be labeled A B and C**

**This Petition was Granted.**

- 3. Petition # 2504 48 Westover Street, Everett, MA 02149 Variance/Special Permit  
Marie Prosper and Rena Prosper 48 Westover St., Everett, MA 02149**

The applicant seeks to construct a 15'-4" x 12' addition on the rear of the existing structure.

In Favor: Ralph Sacramone 0 Prescott Street

Against: None

**A favorable motion on Petition was made by Paul Colameta and seconded by Roger Thistle and the board voted Mary Gerace yes Roger Thistle Yes, Tyler Le Cao Yes, Paul Colameta Yes John Frasier Yes**

**This Petition was Granted with a vote of 5-0**

**A Motion to approve minutes from June 7, 2021 meeting was made by Paul Colameta and seconded by Roger Thistle**

Motion to adjourn meeting

Motion was made by John Frasier and Seconded by Roger Thistle

Meeting Adjourned: 8:10 p.m.