



**CARLO DEMARIA**  
**MAYOR**

**ZONNING 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**

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Zoning Board of Appeals

August 16, 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 AUG 18 A 10:45  
CITY CLERK'S OFFICE  
EVERETT, MA

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

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

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

**Minutes of the Meeting:**

**Petition # 2505 156 Nichols Street, Everett, MA 02149                      Variance**  
**Sonia Maria Oliveira Rocha**

Applicant is seeking approval to create a new parking space in the front yard. The parking that would be created is within the 20 feet, required setback for the Dwelling District.

**A favorable motion on Petition # 2505 was made by Roger Thistle and seconded by John Frasier and the board voted Roger Thistle voted Yes, John Frasier voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes.**

**This Petitions was GRANTED by a vote of 5-0**

**Petition # 2507 114 Bucknam Street, Everett, Ma 02149                      Variance**

**Mr. Ryan Gianatassio**

The owner wishes to convert the existing three (3) family dwelling into a four (4) family dwelling. The plot plan submitted indicates that seven parking spaces are proposed in the yard and a curb cut of 42.2 feet in width

A favorable motion on Petition # 2507 was made by Roger Thistle and seconded by Paul Colameta and the board voted. Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes

The Petition was GRANTED by a vote of 5-0

**Petition # 2508 57 Everett Street**

**Variance**

**Mr. Nicholas Christiano**

The owner wishes to convert the existing two (2) family dwelling into a five (4) family dwelling in the Dwelling District. The plot plan submitted indicates that eight (8) undersized parking spaces are proposed in the rear yard.

A favorable motion on Petition # 2508 was made by Roger Thistle and seconded by Paul Colameta to continue this Petition until September 7 2021. The board voted Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes

This Petition will be continued until September 7, 2021.

**Petition # 2511 56 Winthrop Street, Everett, MA 02149**

**Variance**

**Antonietta Dembro and Conetta Delsonno**

The owner/applicant proposes to convert the existing single-family dwelling to a two (2) family dwelling located in the Dwelling District on a compliant 6563 sf lot. Plot plan dated April, 18, 2019, submitted by Otte & Dwyer, Inc. locates four (4) compliant off-street parking spaces. The structure is nonconforming as to side and front yard setbacks.

A favorable motion on Petition # 2511 was made by Roger Thistle and seconded by Tyler Le Cao and the board voted Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes , John Frasier voted Yes

The Petition was GRANTED by a vote of 5-0

**Petition # 2512 316 Broadway, Everett, MA 02149**

**Variance**

**MGR Enterprise LLC**

Applicant is seeking approval to: Construct a 20-unit Residential building with 8 parking spaces.

**A favorable motion on Petition # 2512 was made by Roger Thistle and seconded by Paul Colameta and the board voted Roger Thistle voted Yes, Tyler Le Cao voted Yes, Paul Colameta voted Yes and Mary Gerace voted Yes, John Frasier voted Yes with conditions as follows:**

1. That the building will have a storage space for at least one bike per unit which will include at least (20) bikes
2. No parking stickers or guest passes above the number allowed per the City of Everett.
3. No construction vehicles shall ingress or egress during the hours of 7:30 – 8:30 am and 2:15 – 3:00 p.m.
4. An established escrow account with a Pest Control for the building post construction and during construction and weekly abatement shall be given to the Building Department.

The Petition was GRANTED by a vote of 5-0

**A Motion to approve minutes from July 19, 2021 meeting was made by Roger Thistle and seconded by Paul Colameta**

Motion to adjourn meeting

Motion was made by Paul Colameta and Seconded by John Frasier

Meeting Adjourned: 9:05 p.m.