



**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**

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CITY OF EVERETT  
EVERETT, MA  
2021 OCT 20 P 12:08

Zoning Board of Appeals

October 18, 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

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

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

**The rules for the meeting were explained by the Chairperson Roger Thistle.**

**Minutes of the Meeting:**

**Petition # 2517 201 Chelsea Street  
Nomad Development c/o Winn Co.**

**Variance  
6 Fanuel Hall Market PL., Boston MA 02109**

Applicant seeks relief to reduce the number of required parking spaces to allow the owner the ability to lease a portion of the currently unused parking spaces. The current use of the garage is a S-2 use and will remain in S-2 Use Group. The applicant wishes to reduce the current ratio of parking from 2 spaces per unit to 1.35 per unit.

The petitioner has a letter on File that they would like to continue this petition until November 1, 2021, due to a personal matter. The Board voted and petition was continued for November 1, 2021.

**Petition # 2518 163-165 Elm Street, Everett, Ma 02149**

**Variance**

Mr. Marco Tammaro

9 Pine St., Lynnfield, MA 01940

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.

The petitioner has a letter on File that they would like to continue this petition until November 1, 2021, due to a personal matter. The Board voted and petition was continued for November 1, 2021.

**Petition # 2519 295 Chelsea Street**

**Variance**

140 Tremont St. LLC

140 Tremont St., Everett, MA 02149

Applicant seeks to raze the existing structure and construct a twenty-seven (27) six (5) story residential building on a 12,719-square foot lot located in the Apartment District with a management office at the ground floor. The application provides for twenty-one (21) off street parking for the proposed project.

In Favor None

Opposed James Mastrocola  
Frank Mastrocola Jr.  
Daniel J. Wagner Jr.

56 Preston St. Everett, MA  
151 Mystic St., Medford MA  
227R Albion St. Somerville

**The Board made a favorable motion was made by Paul Colameta to continue this petition until November 1, 2021 so that the petitioner may make sure the taxes on the property are paid, and it was seconded by John Fraser.**

**The Board voted Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, Tyler Le Cao Yes and John Fraser voted Yes. The Petition will be continued until November 1, 2021.**

**Petition # 2520 8 Forest Ave.**

**Variance**

**Diana Capone**

Applicant is seeking approval to create a new parking area in the front yard of the lot as described on the plan completed by Alexander Crucioli. The applicant's proposed parking layout violates the following City of Everett Zoning Ordinance Appendix A.

In Favor Thomas Bounopane

2 Forest Ave.

Rose Bounopane

2 Forest Ave.

Opposed None

Paul Colameta made a favorable motion and Roger Thistle seconded the motion for the Board to vote on this petition

The Board voted Mary Gerace Yes Roger Thistle Yes Paul Colameta Yes John Fraser Yes, and Tyler Le Cao Yes, the Board Grants this petition with a vote of 5-0.

**Staff Communication: The Board voted to change the time of the meetings starting January 1, 2022 to 6:00 p.m. the board voted 5-0 the meetings will start at 6:00 p.m. starting January 1, 2022.**

**A Motion to approve minutes from September 20, 2021 meeting was made by John Fraser and seconded by Roger Thistle.**

Motion to adjourn meeting was made by John Fraser and Seconded by Paul Colameta

Meeting Adjourned: 8:19 p.m.