



**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

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

Zoning Board of Appeals

November 1, 2021

on Nov 4, 2021 at 12:23st and 3rd of the Month Meeting Minutes

Attest: _____ Location: City Hall 3rd Mayor's Conference Room

City Clerk 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:

OLD BUSINESS

**Petition # 2508 57 Everett Street
Nicholas Christiano**

**Variance
17 Richardson Ave., Wakefield, MA 01880**

The owner wishes to convert the existing two (2) family dwelling into a five (5) family dwelling in the Dwelling District. The plot plan submitted indicates that eight (8) undersized parking spaces are proposed in the rear yard.

The petitioner asked the Board to continue this petition until December 6, 2021. Favorable Motion was made by Tyler Le Cao and seconded by Roger Thistle and granted the petition to be continued for the December 6, 2021 meeting.

RECEIVED
CITY OF EVANSTON OFFICE
EVANSTON, ILL. 60120
2021 NOV -4 P 12:23

Petition # 2517 201 Chelsea Street, Everett, Ma 02149

Variance

Nomad Development c/o Winn Co. 6 Fanuel Hall Market Pl., Boston, MA 01209

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.

In Favor: Joanne Gregery

19 Wolcott Street

Opposed: None

A favorable motion was made by Roger Thistle and seconded by Tyler Le Cao
The Board voted Mary Gerace voted Yes, Roger Thistle voted Yes, Paul Colameta voted Yes, Tyler Le Cao voted Yes and John Fraser voted Yes. The Board Grated the petition by a vote of 5-0.

Petition # 2518 163-165 Elm Street

Variance

Mr. Marco Tammaro

9 Pine Street, 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.

In Favor None

Opposed Alberto Costa

159-167 Elm St, Everett, MA

Natalie

159-167 Elm St., Medford MA

The Board made a favorable motion was made by John Fraser, and it was seconded by Roger Thistle.

The Board voted Mary Gerace No, Roger Thistle Yes, Paul Colameta No, Tyler Le Cao NO and John Fraser voted No. The Board Denied the Petition by a vote of 4-1.

Petition # 2519 295 Chelsea Street

Variance

140 Tremont Street, LLC

140 Tremont Street, 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.

This Petition was continued for the October 18, 2021 Meeting per the Board. The petitioner opened up on the project and the water problem. There was no public participation it was closed on the last meeting. The Board made a motion to continue this petition until November 15, 2021 with a storm management contract from the petitioner before going before the Planning Board.

All Board members were in Favor.

New Business:

**Petition # 2521 41 Wolcott Street. Mr. Hector Angel Trustee/ Wolcott St. Realty Trust
45 High Street, Everett, MA 02149**

Variance and Special Permit

The owner wishes to convert the existing three (3) family dwelling into a seven (7) family dwelling with the construction of a 3-story rear addition that is 27 feet wide and 53'-6" feet long that will have the 4 additional units.

Attorney Anthony Rossi representing the petitioner asked the Board for a continuation of this Petition for December 6, 2021. The motion was made and granted that the Petition will be continued until December 6, 2021.

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 OCTOBER 18, 2021 meeting was made by Roger Thistle and seconded by Paul Colameta.

Motion to adjourn meeting was made by Roger Thistle and Seconded by John Fraser

Meeting Adjourned: 8:22 p.m.