



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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Zoning Board of Appeals

December 20, 2021

1st and 3rd of the Month Meeting Minutes

Location: City Hall 3rd Floor Keverian Room

484 Broadway, Everett, MA 02149

2021 DEC 21 P 3:09
CITY OF EVERETT OFFICE

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:

A motion for old business to be taken off the table was made by Roger Thistle and seconded by Paul Colameta.

Petition # 2523 57 Everett Street

Mr. Anthony Rossi

Variance

345 Boylston Street., Suite #300 Newton MA 02459

The owner wishes to convert the existing two (2) family dwelling into a five (5) family dwelling on a 7250 square foot lot in the Dwelling District. Five (5) parking spaces are proposed.

Attorney Anthony Rossi asked the board if he could continue this petition for the next meeting January 3, 2022. The board voted (Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes and Tyler Le Cao Yes). The board GRANTED to continue this Petition for the meeting of January 3, 2022 by a vote of 5-0.

A motion was made by Roger Thistle and seconded by John Fraser to take new business off the table.

A motion was made by Roger Thistle and seconded by Paul Colameta to take petition # 2527 out of order.

Petition # 2527 366 Broadway

Variance

RD 366 Broadway LLC/366 Realty Trust 345 Boylston St., Suite 300 Newton MA
02459

The 8,202 sq. ft. lot is located within the Business Zoning district. The applicant seeks to increase the existing structure at 366 Broadway and add one (1) new story to the existing two (2) story building for a total of three (3) stories. The new building will consist of twenty (24) units. Nine (9) parking spaces are provided for proposed building.

Attorney Anthony Rossi spoke of this petition to increase the existing structure and add one new story to the existing two-story building for a total of three stories with 24 units.

A favorable motion was made by Roger Thistle and seconded by Paul Colameta for petition # 2527 and the board voted (Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes, and Tyler Le Cao) this petition was GRANTED by a vote of 5-0. With prior conditions to still in place.

Petition # 2524 19-21 Cedar Street

Variance

Mr. Charanjit Singh

17 Rock Valley Ave., Everett, MA 02149

The owner wishes to convert the existing two (2) family dwelling into a three (3) family dwelling. The plot plan submitted indicates that six (6) parking spaces are proposed.

The petitioner was not present and the board opened up the public meeting.

Opposed: Louise Mello 15 Cedar Street
John Horras 15 Moody Ave.
Charles DiPerri 14 Moddy Ave

A favorable motion was made by Roger Thistle and seconded by John Fraser to vote on this petition (Mary Gerace NO Roger Thistle NO, Paul Colameta NO, John Fraser NO, and Tyler Le Cao voted NO)
This petition was DENIED by a vote of 5-0

Petition # 2525 4 Baker Road

Special Permit

Luis Lemus

4 Baker Road, Everett, MA 02149

The applicant seeks a permit to remove the existing porch (5' x 15') and construct a new porch 8'-0" x 25'-0".

A favorable motion was made by John Fraser and seconded by Roger Thistle to vote on this petition (Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes and Tyler Le Cao voted Yes) The petition was GRANTED by a vote of 5-0

Staff Communication:

A Motion to approve minutes from December 6, 2021 meeting was made by John Fraser and seconded by Roger Thistle

Motion to adjourn meeting was made by John Fraser and Seconded by Tyler Le Cao

Meeting Adjourned: 8:09 p.m.